

# City of Detroit

## CITY COUNCIL

IRVIN CORLEY, JR.  
DIRECTOR  
(313) 224-1076

FISCAL ANALYSIS DIVISION  
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ANNE MARIE LANGAN  
DEPUTY DIRECTOR  
(313) 224-1078

TO: COUNCIL MEMBERS

FROM: Irvin Corley, Jr., Director *ICJ.*  
Anne Marie Langan, Deputy Director *AML*

DATE: July 21, 2008

RE: Phase III of the Homestead NEZ Project (Recommend Approval)

The Administration through the Finance – Assessment Division and the Planning and Development Department has presented to Council what they consider to be the third and final phase of the Homestead NEZ initiative.

The act allows 50% relief on the operating millage of both the city and the county with regards to the taxable value of the facility on the land. The tax on the land itself receives no abatement, although the land value is close to 1% of the total combined taxable value of the land and facility. The school, debt service and library millage rates are not affected by this act. So for the Detroit residents in one of the designated neighborhoods, the usual millage of 65.6288 would be reduced by 12.475 mills – 9.975 for the city and 2.5 for the county – which is a 20% reduction.

These seven neighborhoods are to be added to the 52 neighborhoods that were authorized by City Council in the first two phases. The Assessment Division has projected that the lost property tax dollars to the city's general fund will be \$189,000 per year and the savings per homeowner will be between \$250 and \$600. This is based on data from the 673 eligible sales that have taken place in these neighborhoods since December 31, 1996.

In the first two phases out of a possible 29,000 sales of homestead exemption residences, only 5,600 homeowners have thus far chosen to apply for the certificate. The Assessment Division has determined that the annual loss to the city has been \$1.6 million.

Attached are the questions we asked of the Assessment Division and the responses. Also attached is a copy of the documentation provided by the Administration in the request for Council authorization to approve the third phase of the Homestead NEZ project.

Due to the small percentage of eligible residents who have applied for this abatement, the impact to the general fund has been far less than the Fiscal Analysis Division projected in 2006 during the roll out of Phase I.

**Attachments**

cc: Council Divisions  
Auditor General  
Julie Castone, Assessor  
Norman White, Finance Director  
Pamela Scales, Budget Director  
Kerwin Wimberley, Mayor's Office



Disc "C"

July 17, 2008

Honorable City Council:

This report is in response to questions submitted regarding the NEZ-H III.

1. The ordinance permits a certain amount of acreage of the city to be considered in this program – how much is it, how much has been used so far and will this new phase max out what can be used?

Total acreage:	88,230
15% Total Available	13,234.5
Phase I	3,421
Phase II	9,457
Phase III	<u>276.3</u>
	13,154.3
Residual	80.20

2. Are there other neighborhoods that fall in the range of the new taxable value being 2 times greater than the recent taxable value that were not included? How many and where are they located?

Map provided

3. Have you determined a total amount of tax revenue that the city has not received due to the implementation of the homestead NEZ's? Yes

What is the amount and could you show us the detail as to how you arrived at that figure?

Certificates issued	5722
Taxable Value of improvements	\$165,819,432
Non NEZ-H General Fund Collection	\$3,308,429
NEZ-H General Fund Collection	\$1,654,214
Loss to City	\$1,654,214

4. Have you considered why out of the actual 28,904 sold since 12/31.1996 as principal residences in the homestead nez, only 5,614 homeowners (20%) have applied for the tax abatement? What if the link was on the home page of the city's website instead of the assessment division's page and what if the site told residents what to do if they find they do live in one of the neighborhoods? Currently there are no instructions.

The high foreclosure rate has had a devastating impact on this initiative. There were 5614 certificates issued but there were also 5354 foreclosures recorded in these neighborhoods as of December 2007. It takes from 12 to 18 months to complete the foreclosure process and put the property into the lending institution's name. The number 5,354 only refers to the properties that have completed the process. I am sad to say that there are more in the pipeline. If a family can't pay their mortgage an NEZ-H will not help them.

Board of Assessors has been working to update our website, but more pressing fires have occurred. In each phase I & II, pre filled applications were sent to all owners of properties sold within that time frame and that were eligible.

During the Board of Review application are available.

A new owner can apply throughout the year. When taxpayers come into our office to file the name change and apply for the Primary Residence Exemption – we make them aware of the NEZ-H and offer the application.

We have shared the maps and general instructions. The application is built into Assessor's software so that only the areas that are designated can generate partially filled applications.

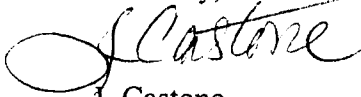
5. On the cost analysis provided by your office (legal-sized document), you report 1184 sales out of a possible 1,192 principal resident exemption certificates. Has this data been "scrubbed" to reflect true sales – not duplicate sales, or refinancing transactions. It seems pretty high.

The report is being resubmitted.

6. Are you getting actual data from the first two phases regarding the actual sales by neighborhood along with the new taxable value for those properties?

Staff is creating a report.

Sincerely,



J. Castone  
Assessor

June 23, 2008

To Honorable City Council:

RE: Neighborhood Enterprise Zone (NEZ) Homestead

The Assessment Division of the Finance Department has reviewed the proposed NEZ Homestead Zone that are strategically located throughout the city.

The rationale for establishing Homestead Zones under PA 147 of 1992 as amended in 2005 must be based on the anticipation of stabilizing long established neighborhood that are entering the state of decline in the life cycle of a neighborhood. The states are:

1. "Growth: time of construction and development
2. Stability: supply and demand are equal
3. Decline: diminishing demand, many for sales properties, reduced prices, foreclosures, vacant properties
4. Revitalization: declining neighborhoods becomes economically desirable again."

"The Appraisal of Real Estate", by Appraisal Institute Twelfth Edition 2001

Some of the economic factors that are responsible for moving a neighborhood through stages in its life cycle are the presence of jobs, family income, the price of properties ownership – tenancy ratio's, turnover and vacancy, lender attitude, foreclosure rates, uniform assessments, taxes, utility cost and insurance rates.

"Property Assessment Valuation" by International Association Assessing Officers 1996.

The criteria used to consider these neighborhood are: taxes, assessments, taxable value, the owner – tenancy ratio, the number of for sale properties, reduction of sales prices, and foreclosures. In a stable neighborhood there are very few sales, and those that sell, command a favorable dollar. In Michigan under Proposal A, the assessment grows with the market but the taxable value (upon which the tax obligation is based) is suppressed to be increased, only by the CPI or 5% maximum. Over a period of time this situation creates a significant disparity between the taxable value and the assessment.

Under Michigan law when a property sells the Assessment becomes the taxable value the following year potentially generating a tremendous increase in the new owners tax obligation. In these neighborhood a typical assessment is 2 to 3 times the average taxable value. When the property transfers – sells this would generate an increase of 200% to 300% in the tax obligation. The intent of the NEZ homestead is to mitigate the impact of the increased tax obligation aproximatels 19 – 30% so that the new owner's obligation is only slightly higher than his neighbors, not 200 – 300% higher as is the current realty.

In Detroit the breakdown of taxable values of single-family residences is:

Range	Count		% of Total	Total Taxable Value	% Tax Value	Avg Taxable Value
0-10,000	[87777]		34	608,929,803	11.6	6937
11-20,999	[73851]	81	28.6	1,156,745,879	21.9	15,663.24
21-30,999	[47611]		18.4	1,203,828,923	22.8	25,285.29
31-45,999	31901		12.4	1,188,974,001	22.6	37,270.74
46-60,999	10149	16.30	3.9	524,022,939	10	51,662.86
61-79,999	[4130]		1.6	280,960,004	5.3	68,029.06
80-99,999	[1385]		0.5	122,783,446	2.3	88,524.28
100,000+	[1321]	2.60	0.5	175,203,894	3.3	132,629.74
<b>Total</b>	<b>258,125</b>			<b>5,261,448,889</b>		
<b>% of Total</b>			<b>% of Contribution</b>		<b>Return</b>	
209,239	81		\$2,969,504,605.00		69%	
42,050	16.3		17,129,969,940		200%	
6836	2.6		578,947,344		419%	

#### Contribution

The neighborhoods selected in this roll out are strategically located throughout the city from the Detroit River to Eight Mile Road. The north Eastside, along Woodward the heart of the city, the north and south Westside. The placement of these neighborhoods allows them to act as an economic anchors and that is why it is so very imperative to stabilize them and prevent their entering a stage of irrevocable decline. The small houses that comprise these neighborhoods have historic significance, the original architect gone, the materials used in their construction is cost prohibitive, and the original craftsmen were imported from Europe suffice to say these buildings will never be replaced.

The Finance Department Assessment Division concurs with the Planning & Development Department that these areas should be considered for designation as Neighborhood Enterprise Zone Homestead per PA 147 of 1992, Neighborhood Zone Act as amended.

Sincerely,



J. Castone  
Assessor

**2008**

**Neighborhood Enterprise Zone Homestead**

**Detroit**

Board of Assessors  
Planning & Development

June 23, 2008

Douglas Diggs, Director  
Planning & Development Department  
2000 Cadillac Tower  
Detroit, MI 48226

RE: Neighborhood Enterprise Zone (NEZ) Homestead

Dear Mr. Diggs:

The Assessment Division of the Finance Department has reviewed the proposed NEZ Homestead Zone that are strategically located throughout the city.

The rationale for establishing Homestead Zones under PA 147 of 1992 as amended in 2005 must be based on the anticipation of stabilizing long established neighborhood that are entering the state of decline in the life cycle of a neighborhood. The states are:

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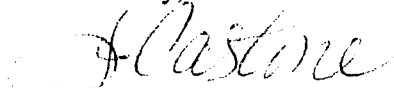
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Sincerely,



J. Castone  
Assessor

## EXPLANATION OF THE "PROPOSAL A" UNCAPPING THE YEAR AFTER A PROPERTY TRANSFERS OWNERSHIP

Did you know that the year after you purchase a property in the State of Michigan the property's taxable value uncaps? This uncapping happens whenever there is a transfer of ownership. This may mean a SIGNIFICANT rise in your yearly property taxes. BE INFORMED! Do not allow misinformation about Proposal A to cost you. The following definitions should assist in giving you a better understanding of what the uncapping means.

**ASSESSED VALUE & STATE EQUALIZED VALUE (SEV):** The assessed value should represent 50% of the current true cash value of your property. IT IS NOT BASED UPON THE PURCHASE PRICE OF YOUR INDIVIDUAL SALE. IT IS BASED UPON A SALES STUDY OVER A PERIOD OF TIME.

E.g. the subject property has an assessed value of \$38,500, which represents a true cash value of \$77,000. The **State Equalized Value (SEV)** for the subject property is also \$38,500.

**TAXABLE VALUE:** The TAXABLE VALUE is an important number to understand. The taxable value is used to calculate your property taxes. The taxable value multiplied by the authorized Millage rate (a mill is 1/1,000<sup>th</sup>) yields the tax levy (or the taxes you pay).

E.g. the assessed value of the subject property is \$38,500. The owner has been in the home since 1994 and the taxable value is 9,194.

For this EXAMPLE ONLY, let's assume a Millage rate of 50 mills for the current year.

The original owner's taxes would be:

$9,194 \text{ (Taxable Value)} * 50 \text{ (Millage Rate)} = 459,700/1000 = \$459.70 \text{ in Taxes}$



(Remember that a mill is 1/1000<sup>th</sup>) so divide number by 1,000.

**UNCAPPED:** The subject property TRANSFERS OWNERSHIP ONE YEAR. The first year in the property the taxes for our subject property were \$459.70. The year AFTER THE TRANSFER OF OWNERSHIP THE PROPERTY UNCAPS and the **Taxable Value is set equal to the State Equalized Value**. In our example, the Taxable Value would now be \$38,500.

**Taxable Value of 9,194 UNCAPS to \$38,500**

The new owner's taxes would be:

$38,500 \text{ (Taxable Value)} * 50 \text{ (Millage Rate)} = 1,925,000/1000 = \$1,925 \text{ in Taxes}$

In one year, the subject property's taxes increased from \$459.70 to \$1,925 due to the transfer of ownership. PROPOSAL A WAS ADOPTED BY VOTE ON MARCH 15, 1994 AND WENT INTO EFFECT IN 1995. THE UNCAPPING OF THE TAXABLE VALUE IS PER STATE LAW.

**PRINCIPAL RESIDENCE EXEMPTION (PRE)** – The principal residence exemption status of a property is set as of May 1<sup>st</sup> of that year. You must OWN AND OCCUPY the property by May 1<sup>st</sup> and your driver's license must reflect this same address to qualify for the PRE. Please check the **School Operating Mills** on your tax bill for Millage rate savings.

# IMPACT STUDY FOR RESIDENTIAL IMPROVED PROPERTIES - SEV

Range of SEV	# Parcels in Range	% of Parcels in Range to Total # Parcels	SEV Value in Range	% of Range SEV Value to Total SEV Value	Ave SEV / Range	# Parcels w/ P.R.E.	% of P.R.E. Parcels to # Parcels in Range	% of P.R.E. Parcels to Total # of Parcels
\$0 - \$10,999	30,168	12%	\$ 188,452,359	2.20%	\$ 6,247	11,793	39.00%	5.00%
\$11,000 - \$20,000	44,758	17%	\$ 731,310,622	8.56%	\$ 16,339	18,521	41.00%	7.00%
\$21,000 - \$30,999	57,944	22%	\$ 1,512,367,265	17.69%	\$ 26,100	26,961	47.00%	10.00%
\$31,000 - \$45,999	76,336	30%	\$ 2,893,355,749	33.85%	\$ 37,903	47,313	62.00%	18.00%
\$46,000 - \$60,999	30,204	12%	\$ 1,570,776,548	18.38%	\$ 52,006	22,825	76.00%	9.00%
\$61,000 - \$79,999	11,924	5%	\$ 814,962,521	9.53%	\$ 68,346	9,687	81.00%	4.00%
\$80,000 - \$99,999	3,548	1%	\$ 313,369,494	3.67%	\$ 88,323	2,892	82.00%	1.00%
\$100,000 Plus	3,705	1%	\$ 522,735,735	6.12%	\$ 141,089	3,046	82.00%	1.00%
	258,587	100%	\$ 8,547,330,293	100.0%		143,038		55.00%



**NEIGHBORHOOD ENTERPRISE ZONE ACT**  
**Act 147 of 1992**

AN ACT to provide for the development and rehabilitation of residential housing; to provide for the creation of neighborhood enterprise zones; to provide for obtaining neighborhood enterprise zone certificates for a period of time and to prescribe the contents of the certificates; to provide for the exemption of certain taxes; to provide for the levy and collection of a specific tax on the owner of certain facilities; and to prescribe the powers and duties of certain officers of the state and local governmental units.

History: 1992, Act 147, Imd. Eff. July 16, 1992.

*The People of the State of Michigan enact:*

**207.771 Short title.**

Sec. 1. This act shall be known and may be cited as the "neighborhood enterprise zone act".

History: 1992, Act 147, Imd. Eff. July 16, 1992.

Compiler's note: For transfer of powers and duties of Michigan enterprise authority to the chief executive officer of Michigan jobs commission, see E.R.O. No. 1994-8, compiled at MCL 408.47 of the Michigan Compiled Laws.

**207.772 Definitions.**

Sec. 2. As used in this act:

(a) "Commission" means the state tax commission created by 1927 PA 360, MCL 209.101 to 209.107.

(b) "Condominium unit" means that portion of a structure intended for separate ownership, intended for residential use, and established pursuant to the condominium act, 1978 PA 59, MCL 559.101 to 559.276. Condominium units within a qualified historic building may be held under common ownership.

(c) "Developer" means a person who is the owner of a new facility at the time of construction or of a rehabilitated facility at the time of rehabilitation for which a neighborhood enterprise zone certificate is applied for or issued.

(d) "Facility" means a homestead facility, a new facility, or a rehabilitated facility.

(e) "Homestead facility" means an existing structure, purchased by or transferred to an owner after December 31, 1996, that has as its primary purpose residential housing consisting of 1 or 2 units, 1 of which is occupied by an owner as his or her principal residence and that is located within a subdivision platted pursuant to state law before January 1, 1968.

(f) "Local governmental unit" means a qualified local governmental unit as that term is defined under section 2 of the obsolete property rehabilitation act, 2000 PA 146, MCL 125.2782, or a county seat.

(g) "New facility" means a new structure or a portion of a new structure that has as its primary purpose residential housing consisting of 1 or 2 units, 1 of which is or will be occupied by an owner as his or her principal residence. New facility includes a model home or a model condominium unit. New facility includes a new individual condominium unit, in a structure with 1 or more condominium units, that has as its primary purpose residential housing and that is or will be occupied by an owner as his or her principal residence. New facility does not include apartments.

(h) "Neighborhood enterprise zone certificate" or "certificate" means a certificate issued pursuant to sections 4, 5, and 6.

(i) "Owner" means the record title holder of, or the vendee of the original land contract pertaining to, a new facility, a homestead facility, or a rehabilitated facility for which a neighborhood enterprise zone certificate is applied for or issued.

(j) "Qualified historic building" means a property within a neighborhood enterprise zone that has been designated a historic resource as defined under section 266 of the income tax act of 1967, 1967 PA 281, MCL 206.266.

(k) "Rehabilitated facility" means an existing structure or a portion of an existing structure with a current true cash value of \$80,000.00 or less per unit that has or will have as its primary purpose residential housing, consisting of 1 to 8 units, the owner of which proposes improvements that if done by a licensed contractor would cost in excess of \$5,000.00 per owner-occupied unit or 50% of the true cash value, whichever is less, or \$7,500.00 per nonowner-occupied unit or 50% of the true cash value, whichever is less, or the owner proposes improvements that would be done by the owner and not a licensed contractor and the cost of the materials would be in excess of \$3,000.00 per owner-occupied unit or \$4,500.00 per nonowner-occupied unit and will bring the structure into conformance with minimum local building code standards for occupancy or improve the livability of the units while meeting minimum local building code standards. Rehabilitated facility also includes an individual condominium unit, in a structure with 1 or more condominium units that

has as its primary purpose residential housing, the owner of which proposes the above described improvements. Rehabilitated facility also includes existing or proposed condominium units in a qualified historic building with 1 or more existing or proposed condominium units. Rehabilitated facility does not include a facility rehabilitated with the proceeds of an insurance policy for property or casualty loss. A qualified historic building may contain multiple rehabilitated facilities.

**History:** 1992, Act 147, Imd. Eff. July 16, 1992;—Am. 2001, Act 217, Imd. Eff. Dec. 28, 2001;—Am. 2004, Act 396, Imd. Eff. Oct. 15, 2004;—Am. 2005, Act 339, Imd. Eff. Jan. 3, 2006;—Am. 2006, Act 661, Imd. Eff. Jan. 10, 2007.

**207.773 Neighborhood enterprise zone; designation by resolution; notice; finding of consistency; statement; housing inspection ordinance; public hearing; determining true cash value; limitations on total acreage; passage, amendment, or repeal of resolution.**

Sec. 3. (1) The governing body of a local governmental unit by resolution may designate 1 or more neighborhood enterprise zones within that local governmental unit. A neighborhood enterprise zone shall contain not less than 10 platted parcels of land. All the land within a neighborhood enterprise zone shall also be compact and contiguous. Contiguity is not broken by a road, right-of-way, or property purchased or taken under condemnation if the purchased or condemned property was a single parcel prior to the sale or condemnation.

(2) The total acreage of the neighborhood enterprise zones containing only new facilities or rehabilitated facilities or any combination of new facilities or rehabilitated facilities designated under this act shall not exceed 15% of the total acreage contained within the boundaries of the local governmental unit. The total acreage of the neighborhood enterprise zones containing only homestead facilities designated under this act shall not exceed 10% of the total acreage contained within the boundaries of the local governmental unit or, with the approval of the board of commissioners of the county in which the neighborhood enterprise zone is located if the county does not have an elected or appointed county executive or with the approval of the board of commissioners and the county executive of the county in which the neighborhood enterprise zone is located if the county has an elected or appointed county executive, 15% of the total acreage contained within the boundaries of the local governmental unit.

(3) Not less than 60 days before the passage of a resolution designating a neighborhood enterprise zone or the repeal or amendment of a resolution under subsection (5), the clerk of the local governmental unit shall give written notice to the assessor and to the governing body of each taxing unit that levies ad valorem property taxes in the proposed neighborhood enterprise zone. Before acting upon the resolution, the governing body of the local governmental unit shall make a finding that a proposed neighborhood enterprise zone is consistent with the master plan of the local governmental unit and the neighborhood preservation and economic development goals of the local governmental unit. The governing body before acting upon the resolution shall also adopt a statement of the local governmental unit's goals, objectives, and policies relative to the maintenance, preservation, improvement, and development of housing for all persons regardless of income level living within the proposed neighborhood enterprise zone. Additionally, before acting upon the resolution, the governing body of a local governmental unit with a population greater than 20,000 shall pass a housing inspection ordinance. A local governmental unit with a population of 20,000 or less may pass a housing inspection ordinance. Before the sale of a unit in a new or rehabilitated facility for which a neighborhood enterprise zone certificate is in effect, an inspection shall be made of the unit to determine compliance with any local construction or safety codes and that a sale may not be finalized until there is compliance with those local construction or safety codes. The governing body shall hold a public hearing not later than 45 days after the date the notice is sent but before acting upon the resolution.

(4) Upon receipt of a notice under subsection (3), the assessor shall determine and furnish to the governing body of the local governmental unit the amount of the true cash value of the property located within the proposed neighborhood enterprise zone and any other information considered necessary by the governing body.

(5) A resolution designating a neighborhood enterprise zone, other than a zone designated under subsection (2), may be repealed or amended not sooner than 3 years after the date of adoption or of the most recent amendment of the resolution by the governing body of the local governmental unit. The repeal or amendment of the resolution shall take effect 6 months after adoption. However, an action taken under this subsection does not invalidate a certificate that is issued or in effect and a facility for which a certificate is issued or in effect shall continue to be included in the total acreage limitations under this section until the certificate is expired or revoked.

(6) Upon passage, amendment, or repeal of a resolution under this section, the clerk of the local governmental unit shall notify the commission of the action taken.

History: 1992, Act 147, Imd. Eff. July 16, 1992;—Am. 2001, Act 217, Imd. Eff. Dec. 28, 2001;—Am. 2004, Act 396, Imd. Eff. Oct. 15, 2004;—Am. 2005, Act 339, Imd. Eff. Jan. 3, 2006.

**207.774 Neighborhood enterprise zone certificate; application; filing; manner and form; contents; effective date of certificate; conditions.**

Sec. 4. (1) The owner of a homestead facility or owner or developer or prospective owner or developer of a proposed new facility or an owner or developer or prospective developer proposing to rehabilitate property located in a neighborhood enterprise zone may file an application for a neighborhood enterprise zone certificate with the clerk of the local governmental unit. The application shall be filed in the manner and form prescribed by the commission. The clerk of the local governmental unit shall provide a copy of each homestead facility application to the assessor for the local governmental unit. Except as provided in subsection (2) or as otherwise provided by the local governmental unit by resolution if the application is filed not later than 6 months following the date the building permit is issued, the application shall be filed before a building permit is issued for the new construction or rehabilitation of the facility.

(2) An application may be filed after a building permit is issued only if 1 or more of the following apply:

(a) For the rehabilitation of a facility if the area in which the facility is located is designated as a neighborhood enterprise zone by the governing body of the local governmental unit in the calendar year 1992 and if the building permit is issued for the rehabilitation before December 31, 1994 and after the date on which the area in which the facility is located was designated as a neighborhood enterprise zone by the governing body of the local governmental unit.

(b) For the construction of a new facility if the area in which the new facility is located is designated as a neighborhood enterprise zone by the governing body of the local governmental unit in calendar year 1992 or 1993 and if the building permit is issued for that new facility before December 31, 1995 and after January 1, 1993.

(c) For the construction of a new facility if the area in which the new facility is located is designated as a neighborhood enterprise zone by the governing body of the local governmental unit in July 1997 and if the building permit is issued for that new facility on February 3, 1998.

(d) For a new facility or a rehabilitated facility if the area in which the new facility or rehabilitated facility is located was designated as a neighborhood enterprise zone by the governing body of the local governmental unit in July 1996 and if the building permit was issued for that facility on or before July 3, 2001.

(e) For a new facility or a rehabilitated facility if the area in which the new facility or rehabilitated facility is located was designated as a neighborhood enterprise zone by the governing body of the local governmental unit in October 1994 and if the building permit was issued for that facility on or before April 25, 1997.

(f) For the construction of a new facility if the area in which the new facility is located is designated as a neighborhood enterprise zone by the governing body of the local governmental unit in September 2001 and if the building permit is issued for that new facility on March 3, 2003.

(g) For a rehabilitated facility if all or a portion of the rehabilitated facility is a qualified historic building.

(h) For the construction of a new facility if the area in which the new facility is located is designated as a neighborhood enterprise zone by the governing body of the local governmental unit in July 1993 and the new facility was a model home.

(i) For the construction of a new facility if the area in which the new facility is located is designated as a neighborhood enterprise zone by the governing body of the local governmental unit in August 2004 and if building permits were issued for that facility beginning November 5, 2002 through December 23, 2003.

(j) For a homestead facility.

(k) For the construction of a facility if the area in which the facility is located was designated as a neighborhood enterprise zone by the governing body of the local governmental unit in July 2003, and if the building permit was issued for that facility in June 2004.

(l) For a new facility or a rehabilitated facility if the area in which the new facility or rehabilitated facility is located was designated as a neighborhood zone by the governing body of the local governmental unit in February 2004 and if the building permit for that facility was issued in August 2003 or January 2005.

(3) The application shall contain or be accompanied by all of the following:

(a) A general description of the homestead facility, new facility, or proposed rehabilitated facility.

(b) The dimensions of the parcel on which the homestead facility, new facility, or proposed rehabilitated facility is or is to be located.

(c) The general nature and extent of the construction to be undertaken.

(d) A time schedule for undertaking and completing the rehabilitation of property or the construction of the new facility.

(e) A statement by the owner of a homestead facility that the owner is committed to investing a minimum

of \$500.00 in the first 3 years that the certificate for a homestead facility is in effect and committed to documenting the minimum investment if required to do so by the assessor of the local governmental unit.

(f) Any other information required by the local governmental unit.

(4) Notwithstanding any other provisions of this act, for any certificate issued as a result of the enactment of the amendatory act that added subsection (2)(c), the effective date of the certificate shall be the first day of the tax year following the year the certificate is approved by the commission.

(5) Notwithstanding any other provisions of this act, for any certificate issued as a result of the enactment of the amendatory act that added subsection (2)(d) or the amendatory act that added subsection (2)(e), the effective date of the certificate shall be January 1, 2001.

(6) Notwithstanding any other provisions of this act, for any certificate issued as a result of the enactment of the amendatory act that added subsection (2)(j) or the amendatory act that added subsection (2)(k), the effective date of the certificate shall be the first day of the tax year following the year the certificate is approved by the commission.

(7) For a certificate issued as a result of the amendatory act that added subsection (2)(e), both of the following shall apply notwithstanding any other provision of this act:

(a) The effective date of the certificate shall be January 1, 2001 and the taxable value for rehabilitated facilities shall be set as provided in section 10(3).

(b) For certificates issued or reissued after December 31, 2005, the amount of the neighborhood enterprise zone tax on a rehabilitated facility is determined each year by multiplying the taxable value of the rehabilitated facility, not including the land, as of December 31 of the year prior to the start of the improvement as described in subsection (3) by the total mills collected under the general property tax act, 1893 PA 206, MCL 211.1 to 211.157, for the current year by all taxing units within which the rehabilitated facility is located.

(8) For any certificate issued as result of the amendatory act that added subsection (2)(l), notwithstanding any other provision of this act the amount of the neighborhood enterprise zone tax on a rehabilitated facility is determined each year by multiplying the taxable value of the rehabilitated facility, not including the land, as of December 31 of the year prior to the start of the improvement as described in subsection (3) by the total mills collected under the general property tax act, 1893 PA 206, MCL 211.1 to 211.157, for the current year by all taxing units within which the rehabilitated facility is located.

(9) If a new facility is completed in a neighborhood enterprise zone approved in October 1996 and a building permit was issued in March 1998 but a neighborhood enterprise zone certificate was not applied for by the original owner occupying the facility as a principal residence, a subsequent owner occupying the new facility as a principal residence can request and, notwithstanding any other provision of this act, effective December 31 of the year preceding the application, be granted a neighborhood enterprise zone certificate for the remainder of the term, not to exceed 12 years, that a neighborhood enterprise zone certificate would have been in effect for the original owner of the new facility.

**History:** 1992, Act 147, Imd. Eff. July 16, 1992;—Am. 1994, Act 391, Imd. Eff. Dec. 29, 1994;—Am. 1996, Act 242, Imd. Eff. June 12, 1996;—Am. 2001, Act 93, Imd. Eff. July 30, 2001;—Am. 2002, Act 608, Imd. Eff. Dec. 20, 2002;—Am. 2003, Act 199, Imd. Eff. Nov. 14, 2003;—Am. 2004, Act 60, Imd. Eff. Apr. 12, 2004;—Am. 2004, Act 396, Imd. Eff. Oct. 15, 2004;—Am. 2004, Act 566, Imd. Eff. Jan. 3, 2005;—Am. 2005, Act 339, Imd. Eff. Jan. 3, 2006;—Am. 2006, Act 349, Imd. Eff. Sept. 18, 2006;—Am. 2006, Act 660, Imd. Eff. Jan. 10, 2007;—Am. 2006, Act 661, Imd. Eff. Jan. 10, 2007.

#### **207.775 Neighborhood enterprise zone certificate; application; approval.**

Sec. 5. Not more than 60 days after receipt by its clerk of an application under section 4, the governing body of the local governmental unit by resolution shall approve the application for a neighborhood enterprise zone certificate. The clerk shall forward the application to the commission.

**History:** 1992, Act 147, Imd. Eff. July 16, 1992.

#### **207.776 Homestead facility or new or rehabilitated facility; determination of compliance with act; issuance and filing of certificate; maintenance of record; notice of refusal.**

Sec. 6. Not later than 60 days after receipt of an approved application for a homestead facility or a rehabilitated facility, and not later than 30 days, or if an approved application is received after October 31, not later than 45 days after receipt of an approved application for a new facility, the commission shall determine whether the homestead facility, new facility, or rehabilitated facility complies with the requirements of this act. If the commission finds compliance, it shall issue a neighborhood enterprise zone certificate to the applicant and send a certified copy of the certificate to the assessor of the local governmental unit and each affected taxing unit. The assessor shall keep the certificate filed on record in his or her office. The commission shall maintain a record of all certificates filed. Notice of the commission's refusal to issue a



certificate shall be sent by certified mail to the same persons.

History: 1992, Act 147, Imd. Eff. July 16, 1992;—Am. 2005, Act 338, Imd. Eff. Jan. 3, 2006.

**207.777 Neighborhood enterprise zone certificate; requirements for issuance.**

Sec. 7. (1) The commission shall not issue a neighborhood enterprise zone certificate for a new facility unless the new facility meets the requirements of the definition in section 2(g).

(2) The commission shall not issue a neighborhood enterprise zone certificate for a rehabilitated facility unless the rehabilitated facility meets the requirements of the definition in section 2(k).

(3) The commission shall not issue a neighborhood enterprise zone certificate for a homestead facility unless the homestead facility meets the requirements of the definition in section 2(e).

History: 1992, Act 147, Imd. Eff. July 16, 1992;—Am. 2005, Act 338, Imd. Eff. Jan. 3, 2006.

**207.778 Neighborhood enterprise zone certificate; form and contents.**

Sec. 8. A neighborhood enterprise zone certificate shall be in the form prescribed and provided by the commission and shall include the following:

(a) A legal description of the real property on which the new facility is to be located or the legal description of the homestead facility or the rehabilitated property.

(b) A statement that unless revoked under this act, the certificate shall remain in effect for the period stated in the certificate.

History: 1992, Act 147, Imd. Eff. July 16, 1992;—Am. 2005, Act 339, Imd. Eff. Jan. 3, 2006.

**207.779 Neighborhood enterprise zone tax; exemption from ad valorem real property taxes; determination of amount; payment; disbursement; distribution to intermediate school districts; payment to state treasury; tax as lien; continuance of certificate; condition; collection as delinquent tax; facility located in renaissance zone.**

Sec. 9. (1) Except as provided in subsection (14), there is levied on the owner of a homestead facility, a new facility, or a rehabilitated facility to which a neighborhood enterprise zone certificate is issued a specific tax known as the neighborhood enterprise zone tax.

(2) A homestead facility, a new facility, or a rehabilitated facility for which a neighborhood enterprise zone certificate is in effect, but not the land on which the facility is located, is exempt from ad valorem real property taxes collected under the general property tax act, 1893 PA 206, MCL 211.1 to 211.157.

(3) Except as otherwise provided in this section, the amount of the neighborhood enterprise zone tax on a new facility is determined each year by multiplying the taxable value of the facility, not including the land, by 1 of the following:

(a) For property that would otherwise meet the definition of a principal residence under section 7dd of the general property tax act, 1893 PA 206, MCL 211.7dd, if that property was not exempt from ad valorem property taxes under this act, 1/2 of the average rate of taxation levied in this state in the immediately preceding calendar year on a principal residence and qualified agricultural property as defined in section 7dd of the general property tax act, 1893 PA 206, MCL 211.7dd. However, in 1994 only, the average rate of taxation shall be the average rate of taxation levied in 1993 upon all property in this state upon which ad valorem taxes are assessed.

(b) For property that is not a principal residence under section 7dd of the general property tax act, 1893 PA 206, MCL 211.7dd, 1/2 of the average rate of taxation levied upon commercial, industrial, and utility property upon which ad valorem taxes are assessed as determined for the immediately preceding calendar year by the state board of assessors under section 13 of 1905 PA 282, MCL 207.13. However, in 1994 only, the average rate of taxation shall be the average rate of taxation levied in 1993 upon all property in this state upon which ad valorem taxes are assessed.

(4) Except as otherwise provided in this section, the amount of the neighborhood enterprise zone tax on a rehabilitated facility is determined each year by multiplying the taxable value of the rehabilitated facility, not including the land, for the tax year immediately preceding the effective date of the neighborhood enterprise zone certificate by the total mills collected under the general property tax act, 1893 PA 206, MCL 211.1 to 211.157, for the current year by all taxing units within which the rehabilitated facility is located.

(5) Except as otherwise provided in this section, the amount of the neighborhood enterprise zone tax on a homestead facility is the sum of all the following:

(a) One-half the number of mills levied for operating purposes by the local governmental unit in which the neighborhood enterprise zone is located multiplied by the current taxable value of the homestead facility not including the land.

(b) One-half the number of mills levied for operating purposes by the county in which the neighborhood

enterprise zone is located multiplied by the current taxable value of the homestead facility not including the land.

(c) The total number of mills collected under the general property tax act, 1893 PA 206, MCL 211.1 to 211.157, for the current year by all taxing jurisdictions within which the homestead facility is located excluding the number of mills levied for operating purposes by the local governmental unit and county in which the homestead facility is located multiplied by the current taxable value of the homestead facility not including the land.

(6) In the year 2 years before the year in which the neighborhood enterprise zone certificate expires for a homestead facility, for a new facility or a rehabilitated facility in which the neighborhood enterprise zone certificate was issued after December 31, 2005, or for a new facility or a rehabilitated facility in which the neighborhood enterprise zone certificate was extended 3 years under section 12(1), the neighborhood enterprise zone tax is the sum of all the following:

(a) Five-eighths the number of mills levied for operating purposes by the local governmental unit in which the neighborhood enterprise zone is located multiplied by the current taxable value of the facility not including the land.

(b) Five-eighths the number of mills levied for operating purposes by the county in which the neighborhood enterprise zone is located multiplied by the current taxable value of the facility not including the land.

(c) The total number of mills collected under the general property tax act, 1893 PA 206, MCL 211.1 to 211.157, for the current year by all taxing jurisdictions within which the facility is located excluding the number of mills levied for operating purposes by the local governmental unit and county in which the facility is located multiplied by the current taxable value of the facility not including the land.

(7) In the year before the year in which the neighborhood enterprise zone certificate expires for a homestead facility, for a new facility or a rehabilitated facility in which the neighborhood enterprise zone certificate was issued after December 31, 2005, or for a new facility or a rehabilitated facility in which the neighborhood enterprise zone certificate was extended 3 years under section 12(1), the neighborhood enterprise zone tax is the sum of all the following:

(a) Three-fourths the number of mills levied for operating purposes by the local governmental unit in which the neighborhood enterprise zone is located multiplied by the current taxable value of the facility not including the land.

(b) Three-fourths the number of mills levied for operating purposes by the county in which the neighborhood enterprise zone is located multiplied by the current taxable value of the facility not including the land.

(c) The total number of mills collected under the general property tax act, 1893 PA 206, MCL 211.1 to 211.157, for the current year by all taxing jurisdictions within which the facility is located excluding the number of mills levied for operating purposes by the local governmental unit and county in which the facility is located multiplied by the current taxable value of the facility not including the land.

(8) In the year in which the neighborhood enterprise zone certificate expires for a homestead facility, for a new facility or a rehabilitated facility in which the neighborhood enterprise zone certificate was issued after December 31, 2005, or for a new facility or a rehabilitated facility in which the neighborhood enterprise zone certificate was extended 3 years under section 12(1), the neighborhood enterprise zone tax is the sum of all the following:

(a) Seven-eighths the number of mills levied for operating purposes by the local governmental unit in which the neighborhood enterprise zone is located multiplied by the current taxable value of the facility not including the land.

(b) Seven-eighths the number of mills levied for operating purposes by the county in which the neighborhood enterprise zone is located multiplied by the current taxable value of the facility not including the land.

(c) The total number of mills collected under the general property tax act, 1893 PA 206, MCL 211.1 to 211.157, for the current year by all taxing jurisdictions within which the facility is located excluding the number of mills levied for operating purposes by the local governmental unit and county in which the facility is located multiplied by the current taxable value of the facility not including the land.

(9) The neighborhood enterprise zone tax is an annual tax, payable at the same times, in the same installments, and to the same officer or officers as taxes collected under the general property tax act, 1893 PA 206, MCL 211.1 to 211.157, are payable. Except as otherwise provided in this section, the officer or officers shall disburse the neighborhood enterprise zone tax received by the officer or officers each year to the state, cities, townships, villages, school districts, counties, and authorities at the same times and in the same proportions as required for the disbursement of taxes collected under the general property tax act, 1893 PA

206, MCL 211.1 to 211.157. To determine the proportion for the disbursement of taxes under this subsection and for attribution of taxes under subsection (11) for taxes collected after June 30, 1994, the number of mills levied for local school district operating purposes to be used in the calculation shall equal the number of mills for local school district operating purposes levied in 1993 minus the number of mills levied under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906, for the year for which the disbursement is calculated. Local tax collection officers shall disburse the proceeds of the neighborhood enterprise zone tax collected on homestead facilities under subsection (5) and on homestead facilities, new facilities, and rehabilitated facilities under subsections (6), (7), and (8) each year to the state, cities, townships, villages, school districts, counties, and authorities in an amount equal to the sum of the proceeds of the neighborhood enterprise zone tax collected on the facility multiplied by a fraction in which the numerator is the number of mills levied by the taxing unit that was used to calculate the specific tax on the facility and the denominator is the total number of mills levied by all the taxing units that was used to calculate the specific tax in which the property is located.

(10) An intermediate school district receiving state aid under sections 56, 62, and 81 of the state school aid act of 1979, 1979 PA 94, MCL 388.1656, 388.1662, and 388.1681, of the amount that would otherwise be disbursed to or retained by the intermediate school district, all or a portion, to be determined on the basis of the tax rates being utilized to compute the amount of state aid, shall be paid to the state treasury to the credit of the state school aid fund established by section 11 of article IX of the state constitution of 1963. If and for the period that the state school aid act of 1979, 1979 PA 94, MCL 388.1601 to 388.1772, is amended or its successor act is enacted or amended to include a provision that provides for adjustments in state school aid to account for the receipt of revenues provided under this act in place of exempted ad valorem property tax, revenues required to be remitted or returned to the state treasury to the credit of the state school aid fund shall be distributed instead to the intermediate school districts. If the sum of any industrial facility tax levied under 1974 PA 198, MCL 207.551 to 207.572, the commercial facilities tax levied under the commercial redevelopment act, 1978 PA 255, MCL 207.651 to 207.668, and the neighborhood enterprise zone tax paid to the state treasury to the credit of the state school aid fund that would otherwise be disbursed to the intermediate school district exceeds the amount received by the intermediate school district under sections 56, 62, and 81 of the state school aid act of 1979, 1979 PA 94, MCL 388.1656, 388.1662, and 388.1681, the department of treasury shall allocate to each eligible intermediate school district an amount equal to the difference between the sum of the industrial facility tax, the commercial facilities tax, and the neighborhood enterprise zone tax paid to the state treasury to the credit of the state school aid fund and the amount the intermediate school district received under sections 56, 62, and 81 of the state school aid act of 1979, 1979 PA 94, MCL 388.1656, 388.1662, and 388.1681.

(11) For neighborhood enterprise zone taxes levied after 1993 for school operating purposes, the amount that would otherwise be disbursed to a local school district shall be paid instead to the state treasury and credited to the state school aid fund established by section 11 of article IX of the state constitution of 1963.

(12) The officer or officers shall send a copy of the amount of disbursement made to each unit under this section to the commission on a form provided by the commission. The neighborhood enterprise zone tax is a lien on the real property upon which the new facility or rehabilitated facility subject to the certificate is located until paid. The continuance of a certificate is conditional upon the annual payment of the neighborhood enterprise zone tax and the ad valorem tax on the land collected under the general property tax act, 1893 PA 206, MCL 211.1 to 211.157.

(13) If payment of the tax under this act is not made by the March 1 following the levy of the tax, the tax shall be turned over to the county treasurer and collected in the same manner as a delinquent tax under the general property tax act, 1893 PA 206, MCL 211.1 to 211.157.

(14) A homestead facility, a new facility, or a rehabilitated facility located in a renaissance zone under the Michigan renaissance zone act, 1996 PA 376, MCL 125.2681 to 125.2696, is exempt from the neighborhood enterprise zone tax levied under this act to the extent and for the duration provided pursuant to the Michigan renaissance zone act, 1996 PA 376, MCL 125.2681 to 125.2696, except for that portion of the neighborhood enterprise zone tax attributable to a special assessment or a tax described in section 7ff(2) of the general property tax act, 1893 PA 206, MCL 211.7ff. The neighborhood enterprise zone tax calculated under this subsection shall be disbursed proportionately to the local taxing unit or units that levied the special assessment or the tax described in section 7ff(2) of the general property tax act, 1893 PA 206, MCL 211.7ff.

**History:** 1992, Act 147, Imd. Eff. July 16, 1992;—Am. 1994, Act 369, Imd. Eff. Dec. 27, 1994;—Am. 1996, Act 449, Imd. Eff. Dec. 19, 1996;—Am. 2001, Act 217, Imd. Eff. Dec. 28, 2001;—Am. 2003, Act 127, Eff. Jan. 1, 2004;—Am. 2005, Act 340, Imd. Eff. Jan. 3, 2006.

**207.780 Neighborhood enterprise zone certificate; effective date; filing; affidavit of occupancy by owner as principal residence.**

Sec. 10. (1) Except as provided in subsections (2) and (3), the effective date of the neighborhood enterprise zone certificate is December 31 in the year in which the new facility or rehabilitated facility is substantially completed and, for a new facility, occupied by an owner as a principal residence, as evidenced by the owner filing with the assessor of the local assessing unit all of the following:

- (a) For a new facility, a certificate of occupancy.
- (b) For a rehabilitated facility, a certificate that the improvements meet minimum local building code standards issued by the local building inspector or other authorized officer or a certificate of occupancy if required by local building permits or building codes.
- (c) For a rehabilitated facility, documentation proving the cost requirements of section 2(k) are met.
- (d) For a homestead facility or a new facility, an affidavit executed by an owner affirming that the homestead facility or new facility is occupied by an owner as a principal residence.

(2) If a new facility is substantially completed in a year but is not occupied by an owner as a principal residence until the following year, upon the request of the owner, the effective date of the neighborhood enterprise zone certificate shall be December 31 in the year immediately preceding the date of occupancy by the owner as a principal residence.

(3) Upon the request of the owner, the effective date of the neighborhood enterprise zone certificate for a rehabilitated facility shall be December 31 in the year immediately preceding the date on which the rehabilitated facility is substantially completed.

**History:** 1992, Act 147, Imd. Eff. July 16, 1992;—Am. 2001, Act 158, Imd. Eff. Nov. 6, 2001;—Am. 2001, Act 217, Imd. Eff. Dec. 28, 2001;—Am. 2005, Act 339, Imd. Eff. Jan. 3, 2006.

**207.781 Revocation, expiration, or extension of certificate; rescission of revocation.**

Sec. 11. (1) Upon receipt of a request by certified mail to the commission by the holder of a neighborhood enterprise zone certificate requesting revocation of the certificate, the commission by order shall revoke the certificate.

(2) The certificate shall expire if the owner fails to complete the filing requirements under section 10 within 2 years of the date the certificate was issued. The holder of the certificate may request in writing to the commission a 1-year automatic extension of the certificate if the owner has proceeded in good faith with the construction or rehabilitation of the facility in a manner consistent with the purposes of this act and the delay in completion or occupancy by an owner is due to circumstances beyond the control of the holder of the certificate. Upon request of the local governmental unit, the commission shall extend the certificate if the new facility has not been occupied.

(3) The certificate for a homestead facility or new facility is automatically revoked if the homestead facility or new facility is no longer a homestead as that term is defined in section 7a of the general property tax act, 1893 PA 206, MCL 211.7a. However, if the owner or any subsequent owner submits a certificate before the revocation is effective, the commission, upon application of the owner, shall rescind the order of revocation. If the certificate is submitted after revocation of the certificate, the commission, upon application of the owner, shall reinstate the certificate for the remaining period of time for which the original certificate would have been in effect.

(4) If the owner of the facility fails to make the annual payment of the neighborhood enterprise zone tax and the ad valorem property tax on the land under the general property tax act, 1893 PA 206, MCL 211.1 to 211.157, the commission by order shall revoke the certificate. However, if payment of these taxes is made before the revocation is effective, the commission, upon application of the owner, shall rescind the order of revocation. If payment of these taxes and any subsequent ad valorem property tax due on the facility is made after revocation of the certificate, the commission, upon application of the owner, shall reinstate the certificate for the remaining period of time for which the original certificate would have been in effect.

(5) If a homestead facility, a new facility, or a rehabilitated facility ceases to have as its primary purpose residential housing, the commission by order shall revoke the certificate for that facility. A new or rehabilitated facility does not cease to be used for its primary purpose if it is temporarily damaged or destroyed in whole or in part.

(6) If the governing body of a local governmental unit determines that a homestead facility, a new facility, or a rehabilitated facility is not in compliance with any local construction, building, or safety codes and notifies the commission by certified mail of the noncompliance, the commission by order shall revoke the certificate.

(7) The revocation shall be effective beginning the December 31 following the date of the order or, if the certificate is automatically revoked under subsection (3), the December 31 following the automatic

revocation. The commission shall send by certified mail copies of the order of revocation to the holder of the certificate, to the local governmental unit in which the facility is located, to the assessor of that local governmental unit, and to the legislative body of each taxing unit that levies taxes upon property in the local governmental unit in which the new facility or rehabilitated facility is located.

**History:** 1992, Act 147, Imd. Eff. July 16, 1992;—Am. 2001, Act 217, Imd. Eff. Dec. 28, 2001;—Am. 2005, Act 339, Imd. Eff. Jan. 3, 2006.

#### **207.782 Duration of certificate.**

Sec. 12. (1) Except as otherwise provided in this section, unless earlier revoked as provided in section 11, a neighborhood enterprise zone certificate issued before January 1, 2006 shall remain in effect for 6 to 12 years and a neighborhood enterprise zone certificate issued after December 31, 2005 shall remain in effect for 6 to 15 years from the effective date of the certificate as determined by the governing body of the local governmental unit. The governing body of a local governmental unit that issued a neighborhood enterprise zone certificate for a new facility or a rehabilitated facility before January 1, 2006 may extend the certificate for an additional 3 years if the extension is approved by resolution before the original neighborhood enterprise zone certificate expires or after the original certificate expires if the certificate expired on or after January 1, 2004 and on or before January 3, 2006. If the homestead facility, new facility, or rehabilitated facility is sold or transferred to another owner who otherwise complies with this act and, for a homestead facility or a new facility, uses the homestead facility or the new facility as a principal residence, the certificate shall remain in effect.

(2) If a rehabilitated facility was sold before December 29, 1994 and a certificate was in effect for that facility at the time of the sale, and the new owner of the rehabilitated facility otherwise complies with this act, the certificate shall be reinstated and remain in effect for the remainder of the original period described in subsection (1), unless earlier revoked under section 11.

(3) Except as provided in subsection (4), a change in ownership of a rehabilitated facility constituting all or a portion of a qualified historic building, occurring after the effective date of a neighborhood enterprise zone certificate for that rehabilitated facility, shall not affect the validity of that neighborhood enterprise zone certificate, and the certificate shall remain in effect for the period specified in this section as long as the rehabilitated facility has as its primary purpose residential housing.

(4) Unless revoked earlier as provided in section 11, a neighborhood enterprise zone certificate in effect for a rehabilitated facility constituting all or a portion of a qualified historic building shall remain in effect for 11 to 17 years from the effective date of the certificate as determined by the governing body of the local governmental unit. However, if a rehabilitated facility constituting all or a portion of a qualified historic building is not transferred or sold to a person who will own and occupy the rehabilitated facility as his or her principal residence within 6 years of the effective date of the neighborhood enterprise zone certificate, the neighborhood enterprise zone certificate is revoked.

**History:** 1992, Act 147, Imd. Eff. July 16, 1992;—Am. 1994, Act 391, Imd. Eff. Dec. 29, 1994;—Am. 2001, Act 217, Imd. Eff. Dec. 28, 2001;—Am. 2004, Act 396, Imd. Eff. Oct. 15, 2004;—Am. 2005, Act 339, Imd. Eff. Jan. 3, 2006;—Am. 2006, Act 661, Imd. Eff. Jan. 10, 2007.

#### **207.783 Determination of assessed valuation of property benefiting from certificate and ad valorem property tax that would have been paid; notice.**

Sec. 13. (1) The assessor of each local governmental unit in which is located a homestead facility, a new facility, or a rehabilitated facility for which a neighborhood enterprise zone certificate is in effect shall determine annually, with respect to each homestead facility, new facility, or rehabilitated facility, the assessed valuation of the property comprising the facility having the benefit of a neighborhood enterprise zone certificate and the amount of ad valorem property tax that would have been paid with respect to each homestead facility, new facility, and rehabilitated facility under the general property tax act, 1893 PA 206, MCL 211.1 to 211.157, if the certificate had not been in force, and the assessed valuation on which the neighborhood enterprise zone tax is based for a homestead facility or a rehabilitated facility. A holder of a certificate shall furnish to the assessor the information necessary for the determination.

(2) After making the determinations under subsection (1), the assessor shall send annually notification of those determinations to the Michigan enterprise zone authority and the governing body of each taxing unit that levies taxes upon property in the local governmental unit in which the new facility or rehabilitated facility is located and the holder of the certificate for which the determination is made. The notice shall be sent by certified mail not later than October 15 and shall be based upon the valuation as of the immediately preceding December 31.

History: 1992, Act 147, Imd. Eff. July 16, 1992;—Am. 2005, Act 339, Imd. Eff. Jan. 3, 2006.

**207.784 List of local governmental units certified as meeting criteria.**

Sec. 14. The Michigan enterprise zone authority created under the enterprise zone act, Act No. 224 of the Public Acts of 1985, being sections 125.2101 to 125.2122 of the Michigan Compiled Laws, shall publish a list of local governmental units the Michigan enterprise zone authority certifies as meeting the criteria in section 2(d) not later than 30 days after the effective date of this act and additional local governmental units meeting the criteria in section 2(d) annually after that date but shall not make a determination after December 31, 1993.

History: 1992, Act 147, Imd. Eff. July 16, 1992.

**207.785 Report of costs and benefits.**

Sec. 15. Beginning October 1, 1993, and on October 1 every 2 years after 1993, the Michigan enterprise zone authority and the department of treasury jointly shall prepare and submit to the respective committees of the senate and house of representatives responsible for matters concerning taxation and housing an in-depth analysis of the costs and benefits of this act and its impact on neighborhood revitalization in the local governmental units where it has been utilized. This report shall include specific recommendations for any changes considered necessary in this act.

History: 1992, Act 147, Imd. Eff. July 16, 1992.

**207.786 Rules.**

Sec. 16. The commission may promulgate rules it considers necessary for the administration of this act pursuant to the administrative procedures act of 1969, Act No. 306 of the Public Acts of 1969, being sections 24.201 to 24.328 of the Michigan Compiled Laws.

History: 1992, Act 147, Imd. Eff. July 16, 1992.

**207.787 Repealed. 2001, Act 217, Imd. Eff. Dec. 28, 2001.**

Compiler's note: The repealed section pertained to issuance of certificate after December 31, 2002.

### Distribution of Residential Property According to Year Built

Years	2007-2000	1999-1995	1994 – 1991	1990 – 1982	1981-1971	Pre 1970
<b>Amount of New Construction</b>	3,548	395	93	42	1,258	252,111

Pre NEZ	
1985	1
1986	3
1987	3
1988	2
1989	0
1990	0
1990	1

Post NEZ	
1992	43
1993	41
1994	36
1995 – 1999	392
2000 – 2007	3,548

NEZ HOMESTEADS

	A	B	C	D	E	F	G
1	Area	ECF	Parcels in Area	Parcels Approved	Sales after 12/31/1996	P.R.E.'s	Foreclosures (Total)
2	ARDEN PARK - 1	1	113	21	77	97	5
3	BERRY SUB - 2	2	39	18	40	25	3
4	BOSTON EDISON - 3	3	640	80	572	497	59
5	ENGLISH VILLAGE S - 4	4	947	134	974	1066	83
6	GOLF CLUB ADDITION - 5	5	1277	142	860	1085	62
7	DETROIT GOLF CLUB - 6	6	163	26	148	144	8
8	GRANDMONT - 7	7	2153	165	1776	1650	155
9	GRANDMONT - 8	8	2493	276	1864	1718	138
10	GREENACRES - 9	9	1077	115	776	846	63
11	GREENLAWN - 10	10	1925	88	1363	1528	116
12	INDIAN VILLAGE - 11	11	476	71	421	362	15
13	LASALLE GARDENS - 12	12	159	15	131	120	7
14	LIVERNOS PARKSIDE - 13	13	1454	76	1048	1060	95
15	LONGFELLOW - 14	14	642	82	608	465	41
16	OAKMAN WEST - 15	15	255	21	198	249	24
17	OAKMAN EAST -	16	75	11	56	61	0
18	OUTER DRIVE E - 17	17	340	52	318	267	26
19	PALMER WOODS - 18	18	374	52	251	301	13
20	ROSEDALE NORTH - 19	19	1963	224	1522	1599	104
21	ROSEDALE SOUTH - 20	20	716	76	606	533	51
22	RUSSELL WOODS - 21	21	554	50	409	429	37
23	SHERWOOD - 22	22	555	76	345	460	11
24	OUTER DRIVE WEST &	23	374	44	321	334	0
25	AVIATION - 24	24	1634	108	974	143	49
26	BAGLEY - 25	25	2060	151	1613	1713	151
27	ENGLISH VILLAGE N - 26	26	1041	185	1230	667	92
28	EIGHT MILE - 27	27	515		475	404	52
29	EIGHT MILE - 28	28	4650	109	3443	3493	330
30	BERG, GRAND RIVER - 29	29	430	7	352	357	30
31	KENTFIELD - 30	30	426	4	376	253	23
32	CURTIS EVERGREEN - 31	31	1406	27	932	1208	94
33	EIGHT MILE/MEYERS - 32	32	9922	211	6253	7357	505
34	GREENFIELD/PURITAN - 33	33	1539	39	1114	1225	112
35	MCNICHOLS/LYNDON - 34	34	160		112	97	4
36	MEYERS/OUTER DRIVE -	35	1867	95	1189	1556	111



NEZ HOMESTEADS

	A	B	C	D	E	F	G
37	PURITANMEYERS - 36	36	1417	50	1045	1099	100
38	MIDTOWN\BRUSH PK - 37	37	823	6	611	324	7
39	WOODWARD\W GRAND	38	313	14	378	238	17
40	WARREN\ROUGE PK - 39	39	2193	59	2183	1972	147
41	FIELDING\W CHICAGO - 40	40	222	5	124	189	16
42	WOODBIDGE - 41	41	881	24	396	325	4
43	WOODWARD\GREENDALE	42	274	7	241	212	17
44	WEST VILLAGE - 43	43	403		213	193	8
45	MORNING SIDE - 44	44	3482	43	4154	2568	417
46	CADI\UX MACK - 45	45	3617	39	4339	2755	383
47	JEFFERSON \ALTER - 46	46	2013	24	1390	1261	87
48	GRATIOT\EIGHT MILE - 47	47	2403	173	2763	1980	282
49	OUTER DRIVE\GRATIOT -	48	457	26	332	386	41
50	RIVER SIDE - 49	49	1212	19	1309	977	45
51	GOLF CLUB CORR - 50	50	16		8	14	
52	SE ENGLISH VILLAGE	51	98				
53	JOY\SOUTHFIELD - 52	52	8745	232	10595	6499	1114
54							
55	TOTALS		72983	3614		51447	5354

+ 2000

5614

28904

# Tax and Mortgage Foreclosures by Zip Code

	Sheriff/Tax Sales	Foreclosures	TOTAL
48201	4	5	9
48202	114	92	206
48203	408	371	779
48204	551	447	998
48205	1622	1314	2936
48206	384	313	697
48207	44	32	76
48208	49	43	92
48209	183	135	318
48210	336	265	601
48211	41	35	76
48212	293	276	569
48213	598	509	1107
48214	157	143	300
48215	124	128	252
48216	10	9	19
48217	119	88	207
48218	6	5	11
48219	1317	1050	2367
48221	750	621	1371
48223	633	569	1202
48224	1301	1070	2371
48226	0	0	0
48227	1083	914	1997
48228	1723	1377	3100
48234	948	723	1671
48237	4	5	9
48235	923	753	1676
48236	144	105	249
48238	561	469	1030
48239	112	93	205
48240	9	10	
			0
TOTALS	14551	11969	26520

# 2007 TAX RATES

TAXING AUTHORITY	2007 SUMMER RATES	
	FULL RATE	NEZ 1/2 RATE
STATE EDUCATION	6.00000	6.00000
GENERAL CITY	19.95200	9.97600
DEBT SERVICE	8.06830	8.39510
LIBRARY	4.63070	4.63070
SCHOOL DEBT	13.00000	13.00000
W COUNTY TAX	5.64830	2.82415
TOTAL CITY SUMMER P.R.E.	51.65100	42.00180
TOTAL COUNTY SUMMER	5.64830	2.82415
	TENTATIVE 2007 WINTER RATES	
	FULL RATE	NEZ 1/2 RATE
WAYNE COUNTY	2.87250	1.43625
W C JAILS	0.93810	0.93810
W C PARKS	0.24590	0.24590
W C HCMA	0.21460	0.21460
W C RESA	0.09650	0.09650
W C RESA SP ED	3.36780	3.36780
W C COMM COLLEGE	2.47690	2.47690
BASED ON 2006 COUNTY RATES	10.21230	8.77605
TOTAL SUMMER/WINTER COUNTY	15.86060	11.60020
TOTAL 2007 SUMMER/2007 WINTER RATES	67.51160	53.60200



CITY OF DETROIT  
FINANCE DEPARTMENT  
ASSESSMENT DIVISION

COLEMAN A. YOUNG  
MUNICIPAL CENTER  
2 WOODWARD AVE., SUITE 804  
DETROIT, MICHIGAN 48226  
PHONE 313 • 224 • 3011

Dear Homeowner:

July 30, 2007

Your home is located in one of the recently designated Neighborhood Enterprise Zone Homestead (NEZ-H) areas. Enclosed please find an application for the NEZ-H designation. To apply for the NEZ-H designation, the completed application must be filed with the City of Detroit Assessors' Office by October 1, 2007.

**WHAT YOU WILL NEED TO FILE YOUR NEZ-H APPLICATION:**

- Three (3) copies of the RECORDED Conveyance showing transfer of ownership on or after January 1, 1997, (i.e. Warranty Deed, Land Contract, Quit Claim Deed, etc.). If you are unable to locate your recorded conveyance, the Assessors' Office can provide these copies for a nominal fee of \$10.
- One (1) original and three (3) copies of the completed application. The original application must be signed in blue, not black, ink. If you are unable to secure copies, the Assessors' Office will provide these copies for a nominal fee of \$5.
- A Michigan Drivers License or State of Michigan picture identification showing the NEZ-Homestead address.
- A Property Transfer Affidavit (PTA) is required by law to be filed within 45 days from the date of transfer. If it is not filed timely, it carries a late filing penalty of \$5/per day up to \$200 maximum.
- Describe the \$500 improvement(s) that will be made to the property AFTER the NEZ-Homestead Certificate is issued. You may not include improvements made prior to the issuance of the NEZ-H Certificate.

○ **A COMPLETED APPLICATION CONSISTS OF:**

- THREE COPIES OF RECORDED CONVEYANCE
- ONE ORIGINAL AND THREE COPIES OF NEZ-H APPLICATION
- A COPY OF YOUR DRIVERS LICENCE or STATE ID AT NEZ-H ADDRESS.
- ALL APPLICABLE FEE(S) MUST BE PAID
- DESCRIPTION OF PROPOSED POST-NEZ-H IMPROVEMENTS

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.**

You must bring all the items listed above, along with any necessary fee(s) to:

City of Detroit, Finance-Assessments  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 804  
Detroit, Michigan 48226

**ASSESSORS' OFFICE HOURS OF OPERATION:**

August 6, 2007 through September 21, 2007: Monday through Friday: 8:30AM until 4:00PM  
September 24, 2007 through October 1, 2007: Monday through Friday: 8:30AM until 7:00PM  
Saturdays: September 22 & 29: 9:00AM until 4:00PM

The Michigan State Tax Commission issues NEZ-H Certificates. To comply with the legislation, your application must be processed by the Assessors' Office, approved by the City Council, and sent to the State Tax Commission to grant final approval. In order for the State Tax Commission to process your application for the 2008 tax year, the Assessors' Office **MUST RECEIVE YOUR COMPLETED APPLICATION BY CLOSE OF BUSINESS OCTOBER 1, 2007.**

**Any application received AFTER October 1, 2007 SHALL be processed for the 2009 tax year. PER THE STATE TAX COMMISSION, NO EXCEPTIONS SHALL BE ALLOWED.**

Please be advised that in order to apply the NEZ-H Millage rates, your property will have 2 parcel identification numbers (PIN) for the duration of the NEZ time period. You will receive one tax bill on the Ad Valorem Roll for the land and a separate tax bill on the NEZ-H Roll for the building. **PLEASE INFORM YOUR MORTGAGE COMPANY THAT YOU WILL RECEIVE THESE TWO BILLS FOR BOTH THE SUMMER AND WINTER TAX.**

We look forward to serving you. Should you have any questions, please call (313) 224-3011 or visit our website at [www.detroit.mi.gov](http://www.detroit.mi.gov)

**KWAME M. KILPATRICK, MAYOR**

STC Use Only	
Application No.	Date Received

## Application for Neighborhood Enterprise Zone Homestead Facility Certificate

Issued under authority of Public Act 147 of 1992, as amended.

**Instructions:** Read the instructions before completing the application. Owner/applicant must file the original and two copies of the application and attachments (legal description, warranty deed or document of conveyance) with the clerk of the local governmental unit (LGU).

<b>Part 1: Owner/Applicant Information</b>		
Name Name1---	Telephone Number	E-mail Address
Mailing Address (Street No., City, State, ZIP Code) Street----- City----- 12345-6789		
<b>Part 2: Homestead Facility Information</b>		
Location of Homestead Facility (Street No., City, State, ZIP Code) ParcelAddr-----		
<input type="checkbox"/> City of <input type="checkbox"/> Township of City----- <input type="checkbox"/> Village of	County County-----	
Property Identification Number	Homestead Facility Parcel Dimensions	
Describe timeline and type of anticipated improvement to be undertaken within three years of the certificate issuance (must be at least \$500)		
Legal Description of the real property on which the Homestead Facility is located (may attach copy of Legal Description) LegalDesc-----		
<b>Part 3: Applicant Certification</b>		
I certify this structure is owned and occupied as my principal residence.		
I certify the information contained herein and in the attachments are true and that all are truly descriptive of the residential real property for which this application is being submitted.		
I certify I am committed to investing a minimum of \$500.00 in the first three years the Neighborhood Enterprise Zone Certificate is in effect, including documenting the minimum investment if required by the assessor of the LGU.		
I certify I am familiar with the provisions of Public Act 147 of 1992, as amended, (MCL 207.771 to 207.787) and to the best of my knowledge, I have complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the LGU and the issuance of Neighborhood Enterprise Zone Certificate for a Homestead Facility by the State Tax Commission.		
Owner/Applicant Signature		Date

NAME1---  
STREET-----  
CITY----- ST 12345-6789

**Part 4: LOCAL GOVERNMENT ACTION****LGU Clerk must complete this section before submitting to the State Tax Commission**

Date Received by LGU	LGU Code LGUCo	Homestead Zone Name/Number Area-----	Date Homestead Zone Established Date-----
Action Taken by LGU:  <input type="checkbox"/> Abatement Approved for <u>YR</u> Years (6-15) <input type="checkbox"/> Denied (include Resolution Denying)		The State Tax Commission requires the following documents be filed for an administratively complete application: <input type="checkbox"/> 1. Original Application <input type="checkbox"/> 2. Legal description of the real property with parcel code number <input type="checkbox"/> 3. Copy of the Warranty Deed or Document of Conveyance <input type="checkbox"/> 4. Resolution Approving/Denying application (include number of years)	
Date of Resolution Approving/Denying This Application		LGU Name LGUName-----	

**Part 5: LOCAL GOVERNMENT CERTIFICATION****LGU Clerk must complete this section before submitting to the State Tax Commission**

I certify that I have reviewed this application for complete and accurate information and determined that the subject property is located within a qualified Homestead zone.

I certify the subject property was purchased by or transferred to the applicant after December 31, 1997 and is occupied as applicant's principal residence.

I certify this application meets the requirements as outlined by Public Act 147 of 1992 and hereby request the State Tax Commission issue a Neighborhood Enterprise Zone Homestead Facility Certificate, subject to State Tax Commission review and audit.

Print Clerk Name ClerkName-----	Clerk Telephone Number ClerkPhone-----
Clerk Fax Number ClerkFax-----	Clerk E-mail Address
Clerk Mailing Address (Street, City, State, ZIP Code) ClerkMailingAddress-----	
Clerk Signature	Date

LGU mail original completed application and required documents to:

State Tax Commission  
 Michigan Department of Treasury  
 P.O. Box 30471  
 Lansing, MI 48909-7971

## Instructions for Form 2704B, Application for Neighborhood Enterprise Zone (NEZ) Homestead Facility Certificate

The Neighborhood Enterprise Zone Homestead Facility Certificate was created by Public Act 147 of 1992, as amended. To qualify for this certificate, the subject property must be located within an established Neighborhood Enterprise Homestead Zone and have been purchased by or transferred to an owner as their principal residence after December 31, 1997. If approved by the Local Governmental Unit (LGU), the certificate provides for a tax exemption, as outlined in Tax Advantage for a NEZ Homestead Facility Exemption (see below), for a period of six (6) to fifteen (15) years.

### Owner/Applicant

Complete Parts 1, 2 and 3.

Provide the original and two copies of the completed Application Form 2704B and the following documents (3 complete sets) to your LGU Clerk:

- Legal description of the real property on which the Homestead Facility is located.
- Clear and legible copy of the warranty deed or document of conveyance to current owner.

Questions on completing this application should be directed to your LGU Clerk. Additional information on the NEZ Program can be found at [www.michigan.gov/treasury](http://www.michigan.gov/treasury).

### LGU Clerk

Complete Parts 4 and 5.

The LGU Clerk should: (1) review the application for complete and accurate information and determine that the subject property is located within a qualified Homestead zone, (2) certify the subject property was purchased by or transferred to the applicant after December 31, 1997 and is occupied as applicant's principal residence, and (3) certify the application meets the requirements as outlined by Public Act 147 of 1992.

Attach a certified copy of the resolution approving the application. The resolution must include the number of years the LGU is granting the abatement.

Upon approval by the LGU, send the complete application package to:

State Tax Commission  
Michigan Department of Treasury  
P.O. Box 30471  
Lansing, MI 48909-7971

### Application Deadline

Complete applications must be received by the State Tax Commission before December 1 to ensure processing and certificate issuance for the following tax year. Applications received after December 1 may not be processed in time for certificate issuance for the following tax year.

### **Tax Advantage for a NEZ Homestead Facility Exemption**

**One-half** the number of mills levied for the county and local governmental unit operating purposes (does not include debt millage). Any county or local governmental unit debt millage and all other millages levied by all other taxing authorities would remain at full millage. Land is not included in this exemption.

In the tax year, two years before the certificate expires, the percentage of mills exempted for the county and local governmental unit operating mills changes from one-half to **five-eighths**;

In the tax year, one year before the certificate expires, the percentage of mills exempted for the county and local governmental unit operating mills changes from five-eighths to **three-fourths**;

In the year that the certificate expires, the percentage of mills exempted for the county and local governmental unit operating mills changes from three-fourths to **seven-eighths**.

The local governmental unit may grant from six (6) to fifteen (15) years of exemption.

June 23, 2008

Douglass J. Diggs, Director  
Planning and Development Department  
2300 Cadillac Tower  
Detroit, Michigan 48226

RE: Neighborhood Enterprise Zone-Homestead (NEZ) Proposal #53 "Trojan, Southfield"

Dear Mr. Diggs:

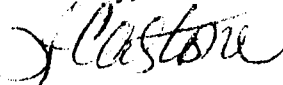
The Finance Department Assessment Division has reviewed the proposed NEZ-Homestead area #53 "Trojan, Southfield", generally bordered by Eight Mile Road W, Southfield, Trojan and Sunderland. If there are any existing NEZ-New or NEZ-Rehab parcels in the above described boundaries, said parcels shall be excluded from this 2008 NEZ Homestead area until such time as their existing NEZ-New or NEZ-Rehab Certificates expire.

There are 316 parcels in this area of which 201 have sold since 1997. The housing stock is primarily residential, constructed prior to 1980. 246 of the residential parcels are principle residence (homesteads).

The rationale for creating a NEZ-Homestead designated area under Public Act 147 of 1992 as amended at the Regular Session of 2005, would provide tax obligation uniformity within an area and would help to stabilize the economic fabric in an established area.

The Finance Department, Assessment Division concurs with the Planning and Development Department that the area known as #53 "Trojan, Southfield" be considered for designation as a Neighborhood Enterprise Zone-Homestead area per Public Act 147 of 1992 as amended in 2005.

Sincerely,



J. Castone, Assessor

Cc: Clinton Griffin  
Marcell Todd  
Irv Corley  
Kerwin Wimberly





City of Detroit - GIS

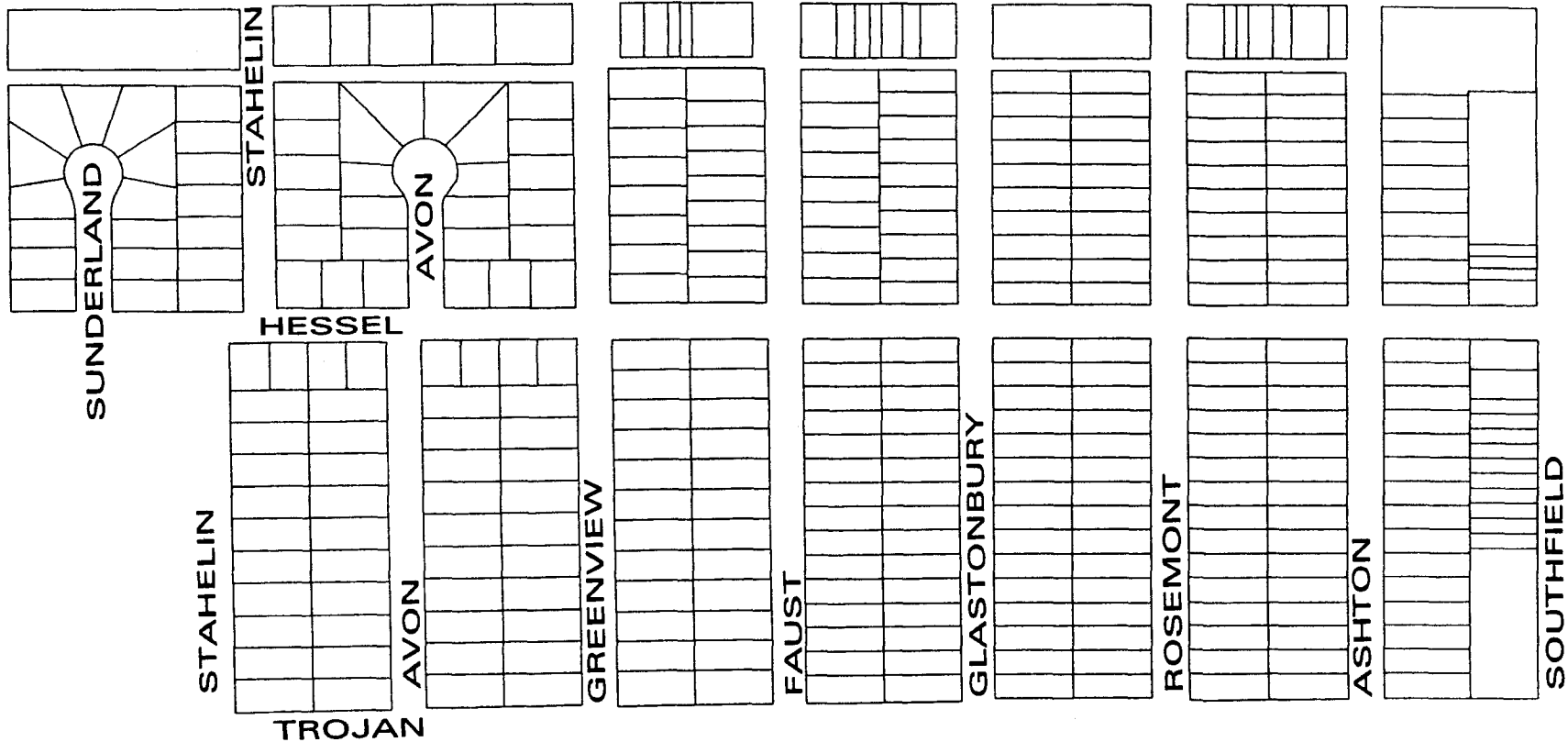
# OFFICIAL ASSESSOR PARCEL MAP



NEZ - H PHASE III

## TROJAN\|SOUTHFIELD NEZH-53

EIGHT MILE ROAD

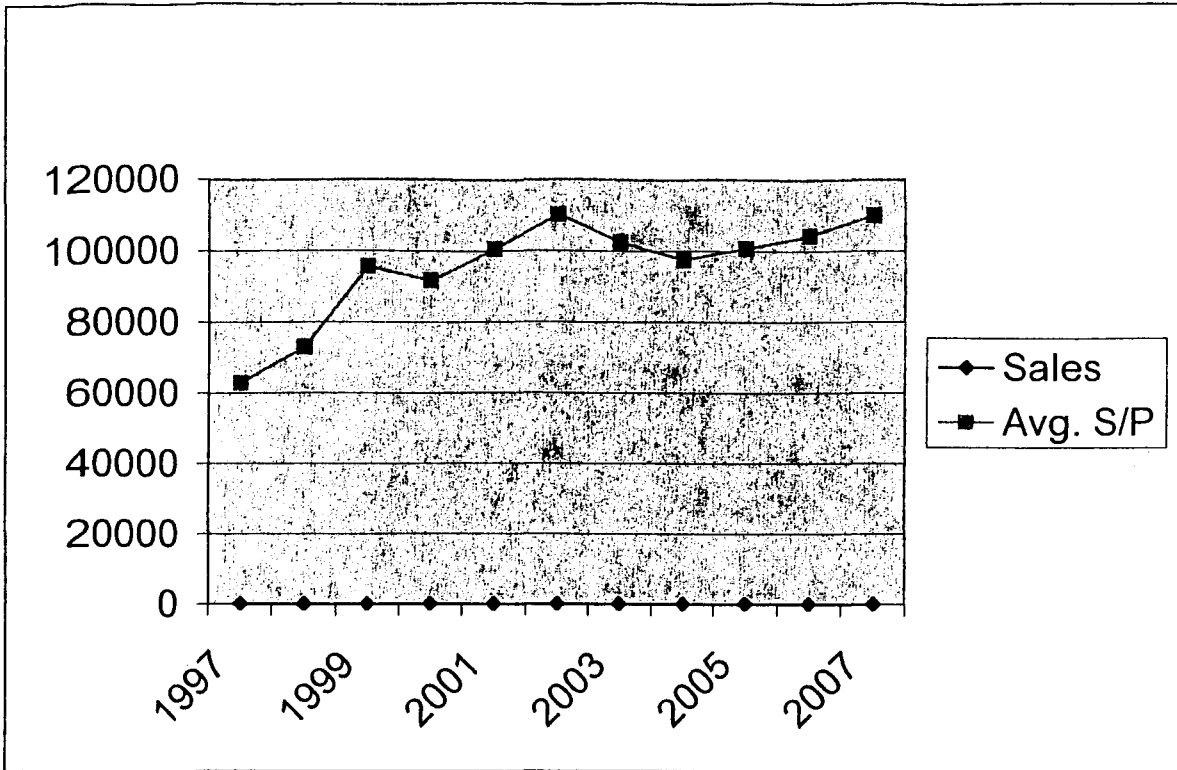


LVM XXX .DGN

**Neighborhood Statistics**  
**"#53 Trojan, Southfield"**

Number of Parcels	316
Number of P.R.E.	246
Number of Sales	201
Average Sales Price	\$86,631
2008 Average Assessment	\$51,438
2008 Average Taxable Value	\$34,367
Number of Vacant	21
Number of for Sale	4 of 21
Number of Vacant and Boarded	4 of 21
Number of Foreclosed	5 of 21

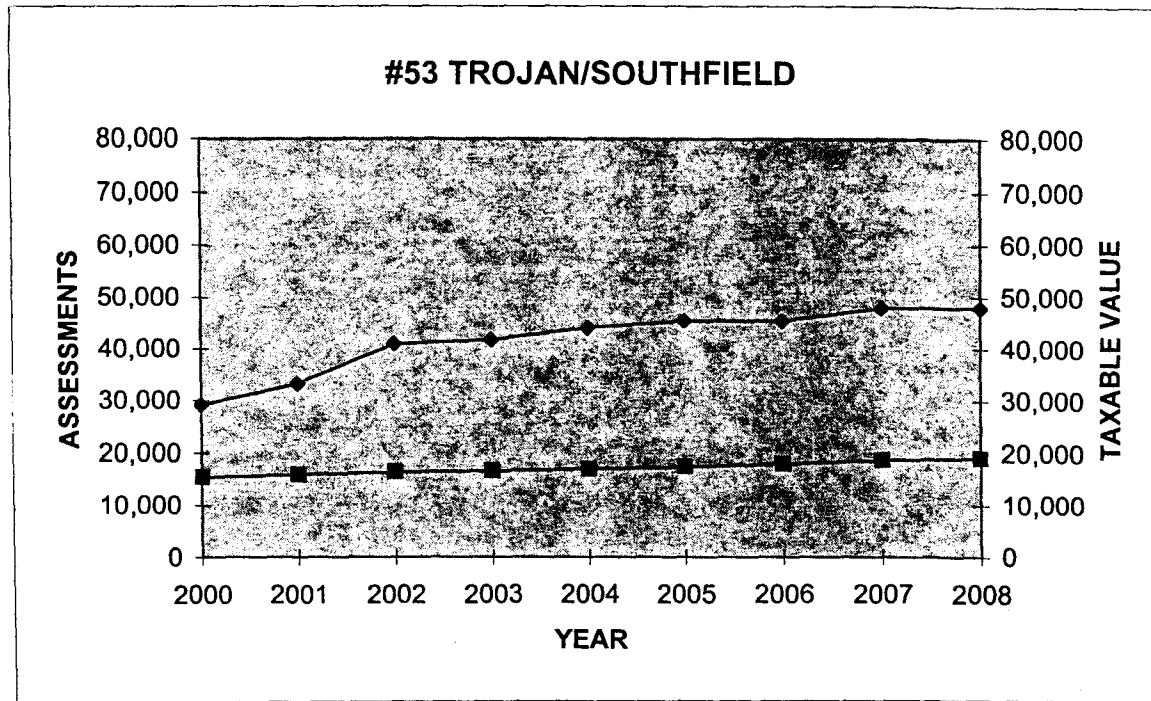
## NEZH-53 TROJAN/SOUTHFIELD



	Sales	Avg. S/P
1997	7	62,928
1998	8	73,050
1999	8	95,600
2000	8	91,750
2001	10	100,490
2002	17	110,156
2003	17	102,519
2004	18	97,476
2005	23	100,652
2006	19	104,364
2007	15	109,980

# YEAR TAX VAL ASSMTS

2000	15,450	29,100
2001	15,944	33,200
2002	16,455	40,950
2003	16,701	41,769
2004	17,085	44,108
2005	17,477	45,431
2006	18,053	45,431
2007	18,720	47,930
2008	19,150	47,930



June 23, 2008

Douglass J. Diggs, Director  
Planning and Development Department  
2300 Cadillac Tower  
Detroit, Michigan 48226

RE: Neighborhood Enterprise Zone-Homestead (NEZ) Proposal #54 "Fenton, Curtis"

Dear Mr. Diggs:

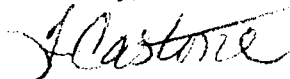
The Finance Department Assessment Division has reviewed the proposed NEZ-Homestead area #54 "Fenton, Curtis", generally bordered by Fenton, Curtis, Telegraph, and West McNichols. If there are any existing NEZ-New or NEZ-Rehab parcels in the above described boundaries, said parcels shall be excluded from this 2008 NEZ Homestead area until such time as their existing NEZ-New or NEZ-Rehab Certificates expire.

There are 217 parcels in this area of which 206 have sold since 1997. The housing stock is primarily residential, constructed prior to 1980. 162 of the residential parcels are principle residence (homesteads).

The rationale for creating a NEZ-Homestead designated area under Public Act 147 of 1992 as amended at the Regular Session of 2005, would provide tax obligation uniformity within an area and would help to stabilize the economic fabric in an established area.

The Finance Department, Assessment Division concurs with the Planning and Development Department that the area known as #54 "Fenton, Curtis" be considered for designation as a Neighborhood Enterprise Zone-Homestead area per Public Act 147 of 1992 as amended in 2005.

Sincerely,



J. Castone, Assessor

Cc: Clinton Griffin  
Marcell Todd  
Irv Corley  
Kerwin Wimberly

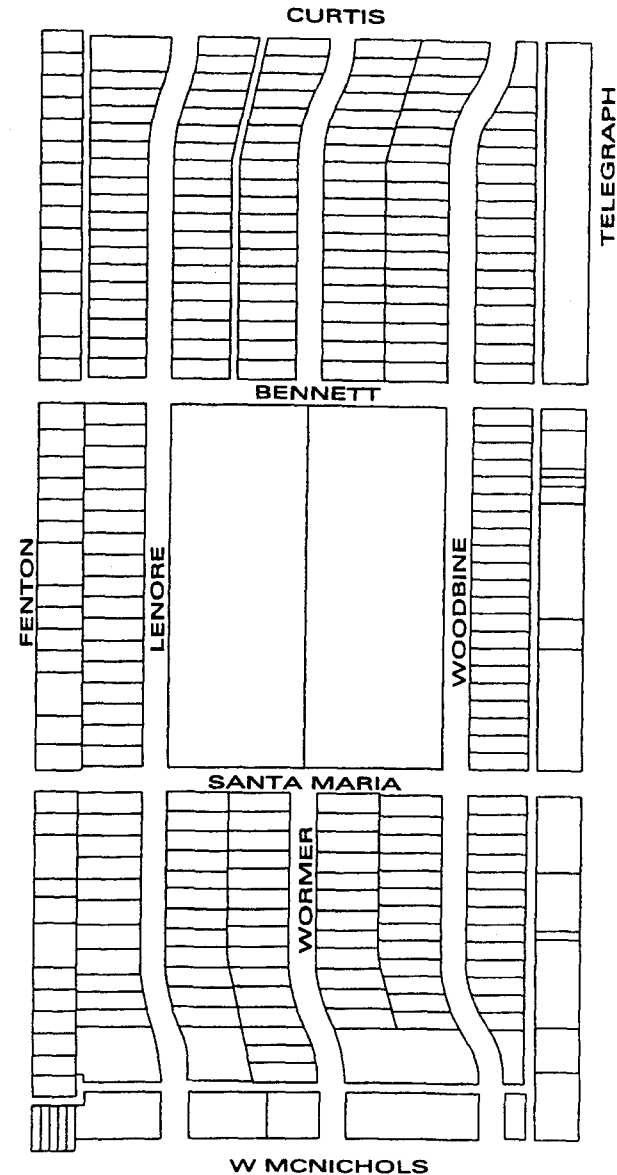


City of Detroit - GIS  
**OFFICIAL ASSESSOR PARCEL MAP**

	353	344
352	352	345
351	351	346



**NEZ-H PHASE III**  
FENTON/CURTIS NEZH-54

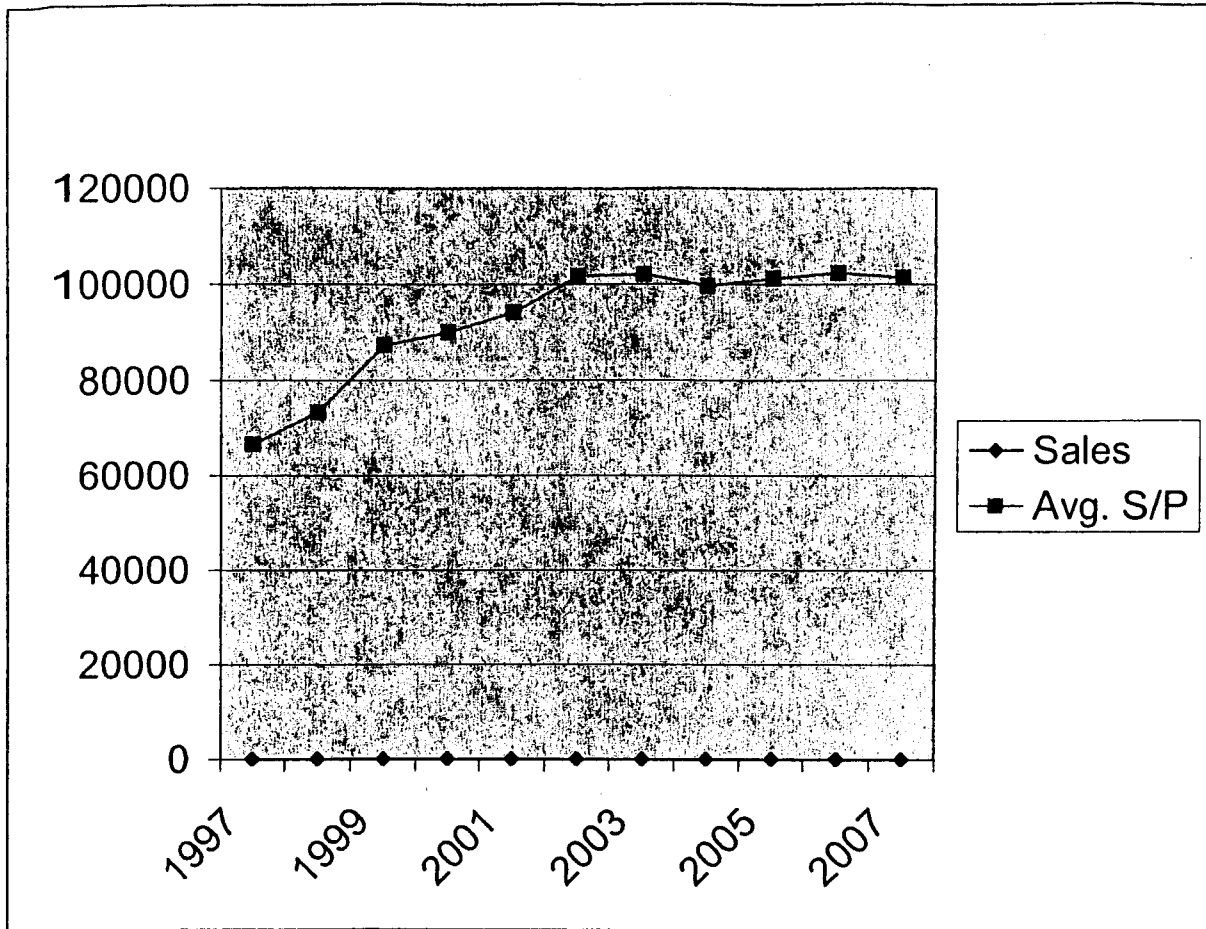


LVM352.DGN

**Neighborhood Statistics**  
**"#54 Fenton, Curtis"**

Number of Parcels	217
Number of P.R.E.	162
Number of Sales	206
Average Sales Price	\$80,598
2008 Average Assessment	\$48,776
2008 Average Taxable Value	\$37,215
Number of Vacant	26
Number of for Sale	15 of 26
Number of Vacant and Boarded	2 of 26
Number of Foreclosed	1 of 26

## NEZH-54 FENTON/CURTIS

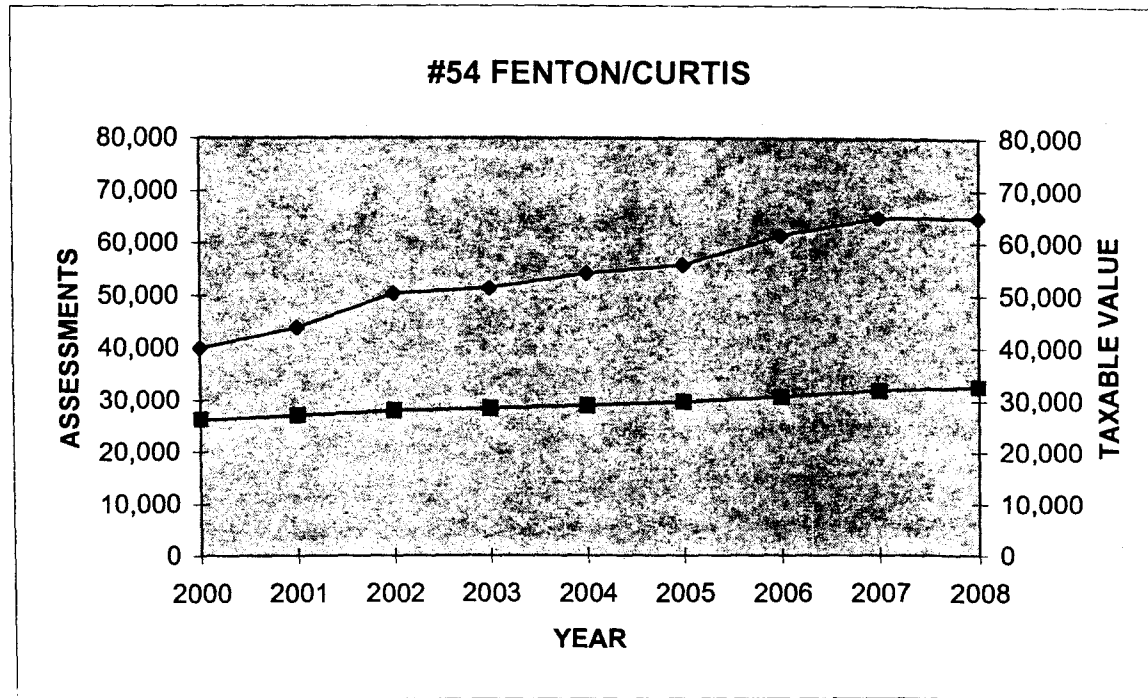


	Sales	Avg. S/P
1997	2	66,650
1998	10	73,380
1999	10	87,340
2000	15	90,066
2001	13	94,192
2002	8	101,787
2003	7	102,142
2004	20	99,609
2005	18	101,326
2006	17	102,351
2007	16	101,340



**YEAR TAX VAL ASSMTS**

2000	26,293	39,950
2001	27,134	43,900
2002	28,003	50,350
2003	28,423	51,357
2004	29,076	54,233
2005	29,744	55,860
2006	30,725	61,408
2007	31,861	64,785
2008	32,593	64,785



CITY OF DETROIT  
FINANCE DEPARTMENT  
ASSESSMENT DIVISION

COLEMAN A. YOUNG  
MUNICIPAL CENTER  
2 WOODWARD AVE., SUITE 824  
DETROIT, MICHIGAN 48226  
PHONE: 313-224-6989  
WWW.CI.DETROIT.MI.US

June 23, 2008

Douglass J. Diggs, Director  
Planning and Development Department  
2300 Cadillac Tower  
Detroit, Michigan 48226

RE: Neighborhood Enterprise Zone-Homestead (NEZ) Proposal #55 "Pembroke Correction"

Dear Mr. Diggs:

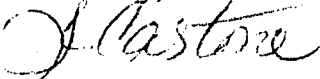
The Finance Department Assessment Division has reviewed the proposed NEZ-Homestead area #55 "Pembroke Correction", is that portion of the south side of Pembroke between Telegraph and Winston. If there are any existing NEZ-New or NEZ-Rehab parcels in the above described boundaries, said parcels shall be excluded from this 2008 NEZ Homestead area until such time as their existing NEZ-New or NEZ-Rehab Certificates expire.

There are 19 parcels in this area of which 17 have sold since 1997. The housing stock is primarily residential, constructed prior to 1980. 16 of the residential parcels are principle residence (homesteads).

The rationale for creating a NEZ-Homestead designated area under Public Act 147 of 1992 as amended at the Regular Session of 2005, would provide tax obligation uniformity within an area and would help to stabilize the economic fabric in an established area.

The Finance Department, Assessment Division concurs with the Planning and Development Department that the area known as #56 "Pembroke Correction" be considered for designation as a Neighborhood Enterprise Zone-Homestead area per Public Act 147 of 1992 as amended in 2005.

Sincerely,



J. Castone, Assessor

Cc: Clinton Griffin  
Marcell Todd  
Irv Corley  
Kerwin Wimberly

City of Detroit - GIS  
**OFFICIAL ASSESSOR PARCEL MAP**

NEZ-H PHASE III

**PEMBROKE CORRECTION NEZH-55**

**PEMBROKE**

22017938	154.20
22017937	156.10
22017936	154.7
22017935	15
22017934	15
22017933	15
22017932	15
22017931	15
22017930	15
22017929.003L	15
22017929.002	15
22017929.001	15
22017928	156.72
22017927	15
22017926	15
22017925	15
22017924	15
22017923	15
22017922	15
22017921	153.75

WINSTON

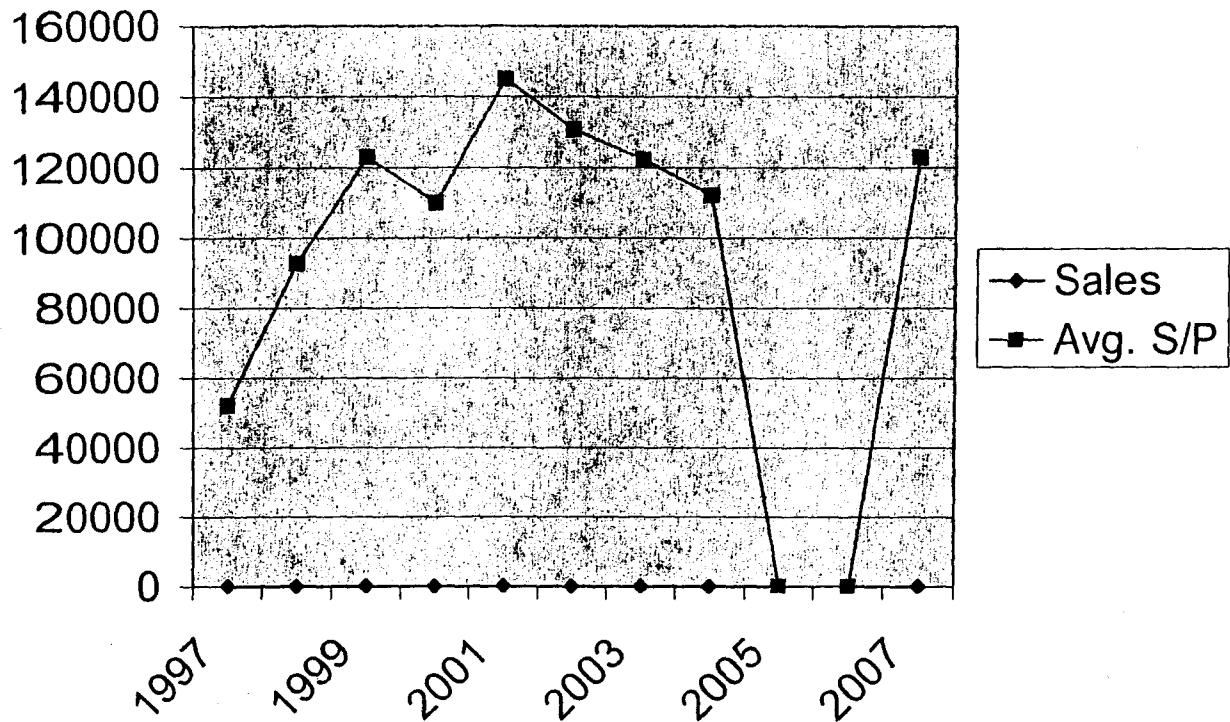
**FRISBEE**

TELEGRAPH

**Neighborhood Statistics**  
**"#55 Pembroke Correction"**

Number of Parcels	19
Number of P.R.E.	16
Number of Sales	17
Average Sales Price	\$106,913
2008 Average Assessment	\$65,703
2008 Average Taxable Value	\$55,889
Number of Vacant	1
Number of for Sale	1
Number of Vacant and Boarded	0
Number of Foreclosed	0

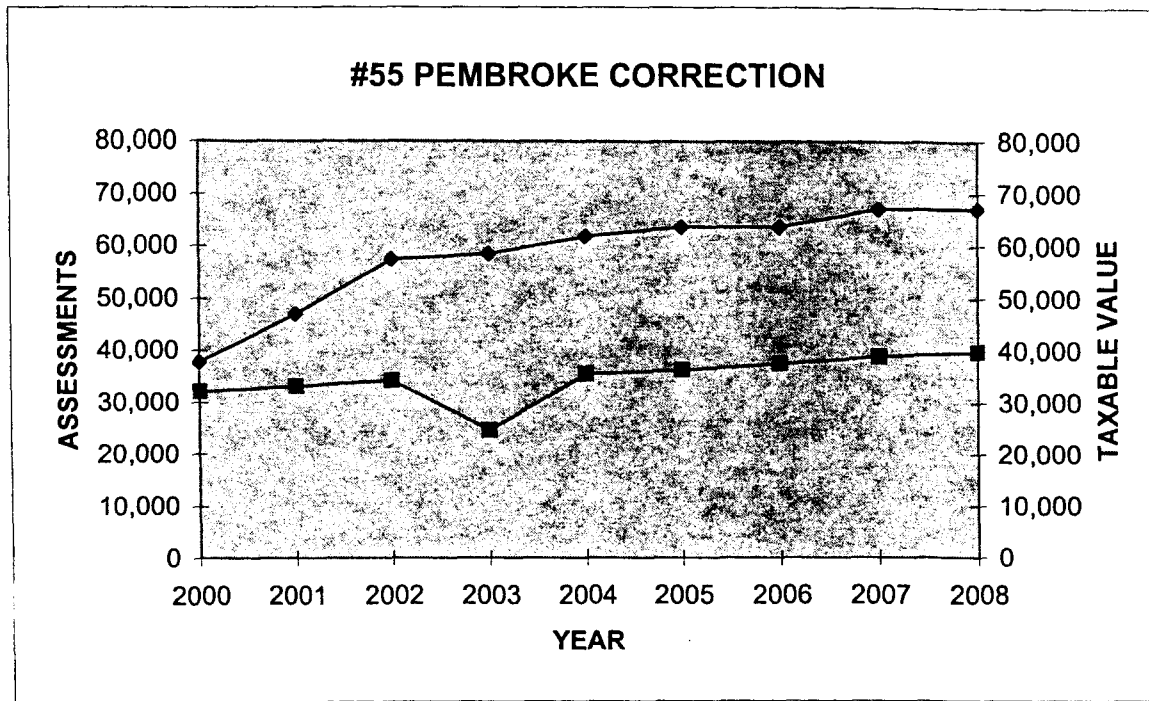
## NEZH-55 PEMBROKE CORRECTION



	Sales	Avg. S/P
1997	1	52,118
1998	1	92,700
1999	1	123,000
2000	1	110,000
2001	1	145,000
2002	2	130,750
2003	3	122,339
2004	4	112,139
2005	0	0
2006	0	0
2007	1	122,930

**YEAR TAX VAL ASSMTS**

2000	32,135	37,750
2001	33,163	47,000
2002	34,224	57,350
2003	24,737	58,497
2004	35,535	61,773
2005	36,352	63,626
2006	37,551	63,626
2007	38,940	67,125
2008	39,835	67,125



CITY OF DETROIT  
FINANCE DEPARTMENT  
ASSESSMENT DIVISION

COLEMAN A. YOUNG  
MUNICIPAL CENTER  
2 WOODWARD AVE., SUITE 824  
DETROIT, MICHIGAN 48226  
PHONE: 313-224-6989  
WWW.CI.DETROIT.MI.US

June 23, 2008

Douglass J. Diggs, Director  
Planning and Development Department  
2300 Cadillac Tower  
Detroit, Michigan 48226

RE: Neighborhood Enterprise Zone-Homestead (NEZ) Proposal #57 "Curtis, Wyoming"

Dear Mr. Diggs:

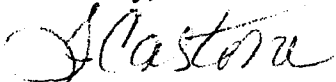
The Finance Department Assessment Division has reviewed the proposed NEZ-Homestead area #57 "Curtis, Wyoming", generally bordered by, Curtis, Wyoming, West McNichols and Pinehurst. If there are any existing NEZ-New or NEZ-Rehab parcels in the above described boundaries, said parcels shall be excluded from this 2008 NEZ Homestead area until such time as their existing NEZ-New or NEZ-Rehab Certificates expire.

There are 579 parcels in this area of which 322 have sold since 1997. The housing stock is primarily residential, constructed prior to 1980. 401 of the residential parcels are principle residence (homesteads).

The rationale for creating a NEZ-Homestead designated area under Public Act 147 of 1992 as amended at the Regular Session of 2005, would provide tax obligation uniformity within an area and would help to stabilize the economic fabric in an established area.

The Finance Department, Assessment Division concurs with the Planning and Development Department that the area known as #57 "Curtis, Wyoming" be considered for designation as a Neighborhood Enterprise Zone-Homestead area per Public Act 147 of 1992 as amended in 2005.

Sincerely,

  
J. Castone, Assessor

Cc: Clinton Griffin  
Marcell Todd  
Irv Corley  
Kerwin Wimberly



City of Detroit - GIS  
**OFFICIAL ASSESSOR PARCEL MAP**



NEZ-H PHASE III

**CURTIS|WYOMING NEZH-57**

MEYERS

CURTIS

WYOMING

THATCHER

SANTA CLARA

SANTA MARIA

PINEHURST

MENDOTA

BIRWOOD

GRIGGS

ILENE

WASHBURN

WEST MCNICHOLS

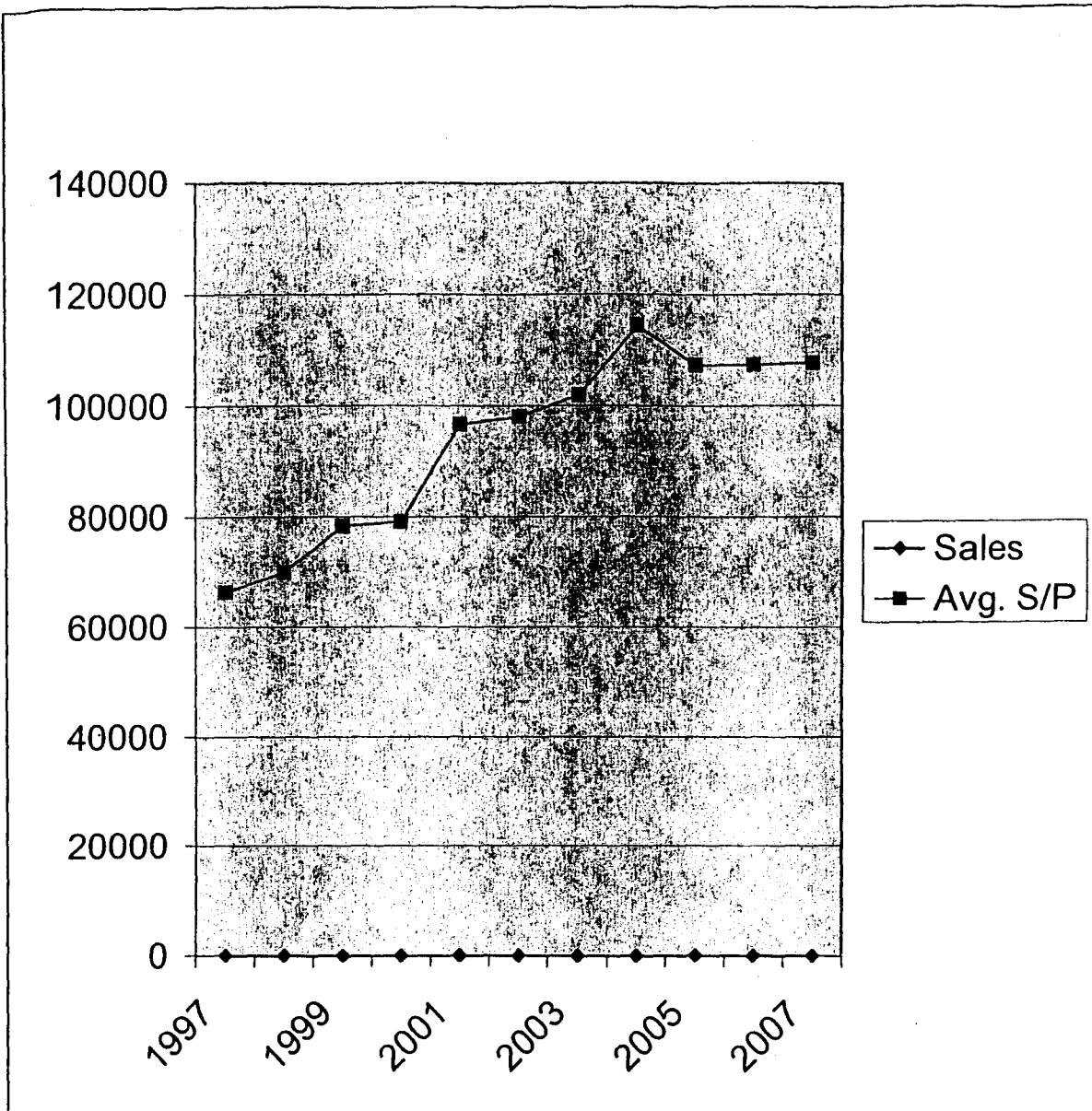
LVM194.DGN



**Neighborhood Statistics**  
**"#57 Curtis, Wyoming"**

Number of Parcels	175
Number of P.R.E.	129
Number of Sales	77
Average Sales Price	\$88,665
2008 Average Assessment	\$46,913
2008 Average Taxable Value	\$29,200
Number of Vacant	14
Number of for Sale	3 of 14
Number of Vacant and Boarded	1 of 14
Number of Foreclosed	4 of 14

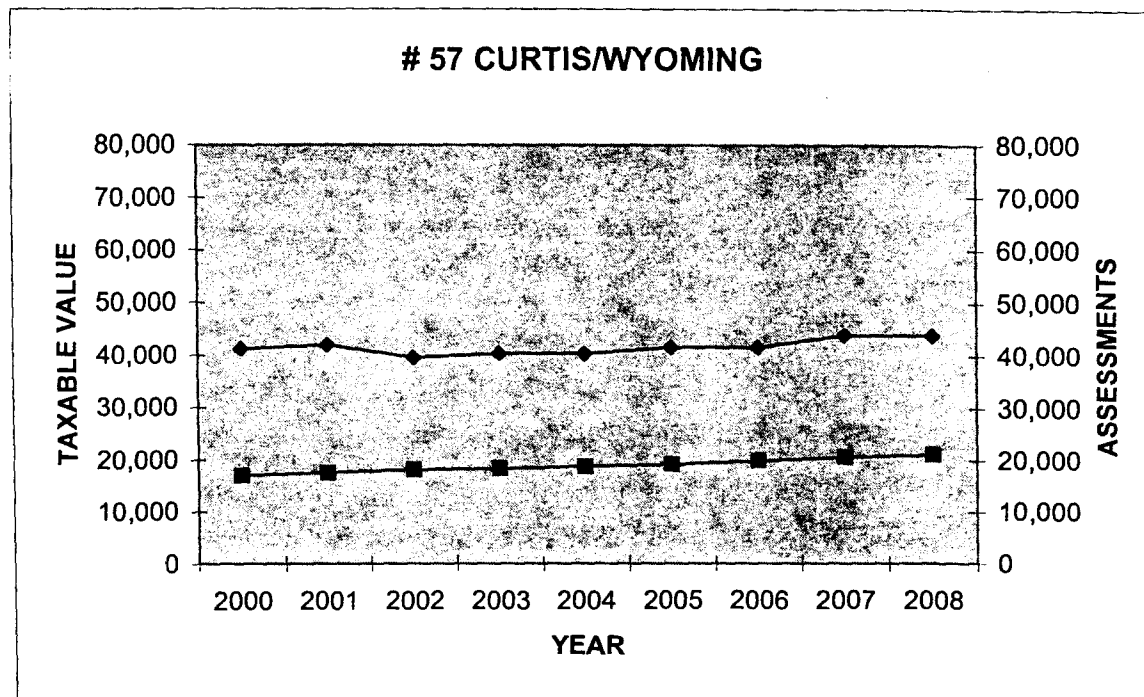
# NEZH-57 CURTIS/WYOMING



	Sales	Avg. S/P
1997	11	66,355
1998	11	69,972
1999	11	78,310
2000	9	79,150
2001	25	96,721
2002	21	98,113
2003	23	101,948
2004	21	114,500
2005	31	107,355
2006	32	107,419
2007	27	107,758

# YEAR TAX VAL ASSMTS

2008	21,100	43,892
2007	20,626	43,892
2006	19,891	41,604
2005	19,256	41,604
2004	18,824	40,392
2003	18,401	40,392
2002	18,130	39,600
2001	17,568	42,000
2000	17,023	41,200



June 23, 2008

Douglass J. Diggs, Director  
Planning and Development Department  
2300 Cadillac Tower  
Detroit, Michigan 48226

RE: Neighborhood Enterprise Zone-Homestead (NEZ) Proposal #58 "Meyers, Fenkell

Dear Mr. Diggs:

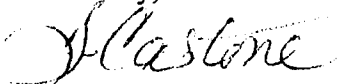
The Finance Department Assessment Division has reviewed the proposed NEZ-Homestead area #58 Meyers, Fenkell", generally bordered by, John C. Lodge Expressway, Griggs, and Fenkell. If there are any existing NEZ-New or NEZ-Rehab parcels in the above described boundaries, said parcels shall be excluded from this 2008 NEZ Homestead area until such time as their existing NEZ-New or NEZ-Rehab Certificates expire.

There are 508 parcels in this area of which 339 have sold since 1997. The housing stock is primarily residential, constructed prior to 1980. 229 of the residential parcels are principle residence (homesteads).

The rationale for creating a NEZ-Homestead designated area under Public Act 147 of 1992 as amended at the Regular Session of 2005, would provide tax obligation uniformity within an area and would help to stabilize the economic fabric in an established area.

The Finance Department, Assessment Division concurs with the Planning and Development Department that the area known as #58 "Meyers, Fenkell" be considered for designation as a Neighborhood Enterprise Zone-Homestead area per Public Act 147 of 1992 as amended in 2005.

Sincerely,



J. Castone, Assessor

Cc: Clinton Griffin  
Marcell Todd  
Irv Corley  
Kerwin Wimberly



City of Detroit - GIS

# OFFICIAL ASSESSOR PARCEL MAP

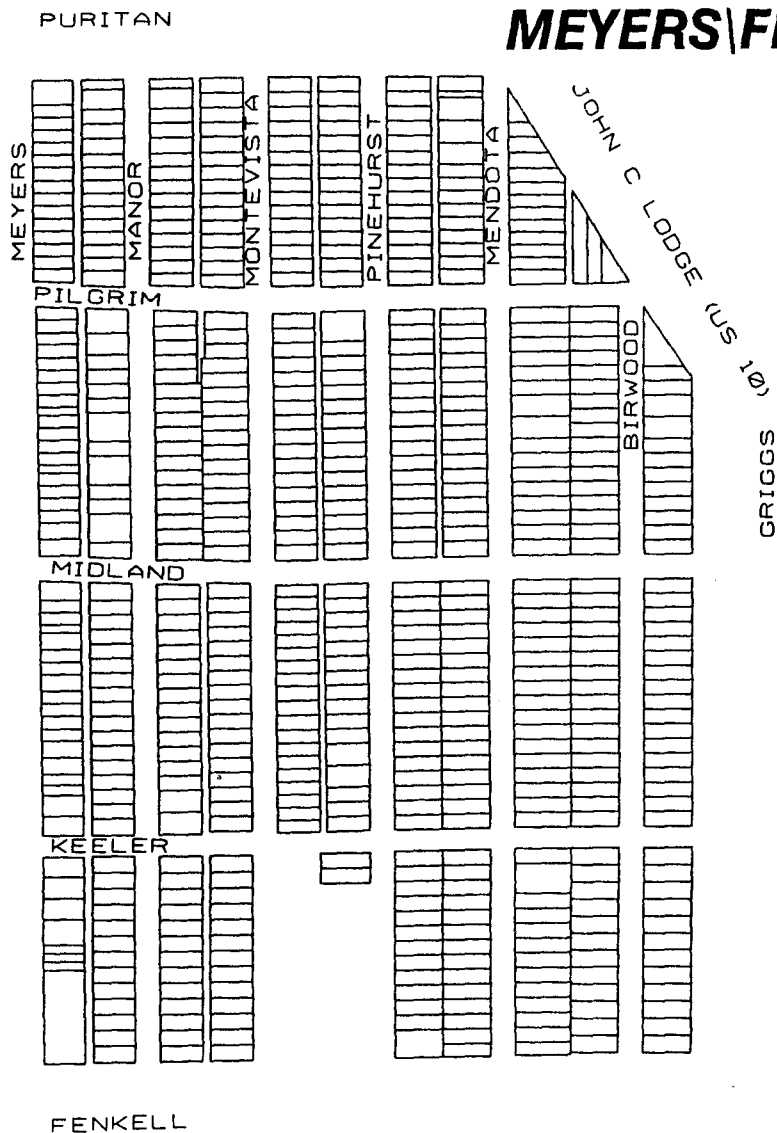
202	193	176
203	192	177
204	191	178

NOT TO SCALE  
This is a map of the City of Detroit  
For more information please contact the Department  
City of Detroit



NEZ-H PHASE III

**MEYERS\FENKELL NEZH-58**

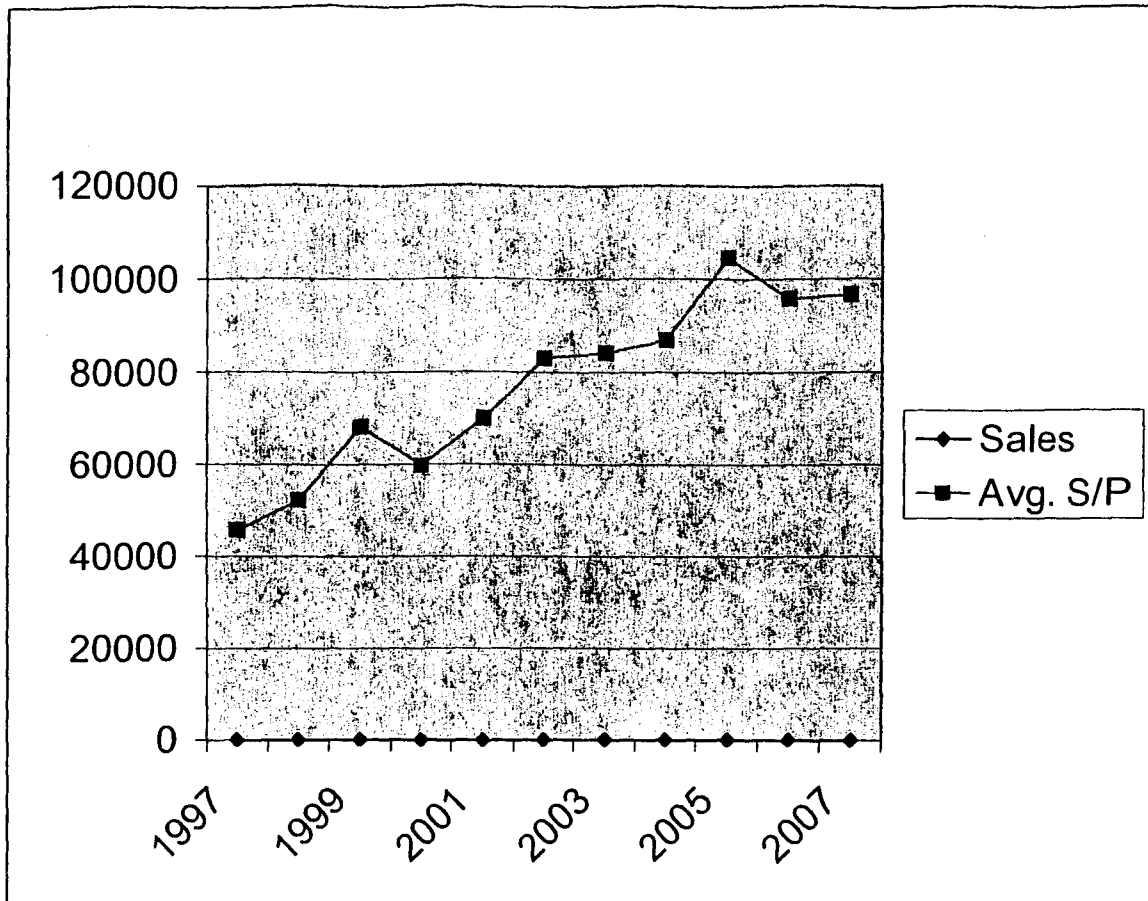


LVM192.DGN

**Neighborhood Statistics**  
**"#58 Meyers, Fenkell"**

Number of Parcels	508
Number of P.R.E.	229
Number of Sales	339
Average Sales Price	\$79,992
2008 Average Assessment	\$28,923
2008 Average Taxable Value	\$16,842
Number of Vacant	44
Number of for Sale	3 of 44
Number of Vacant and Boarded	12 of 44
Number of Foreclosed	5 of 44

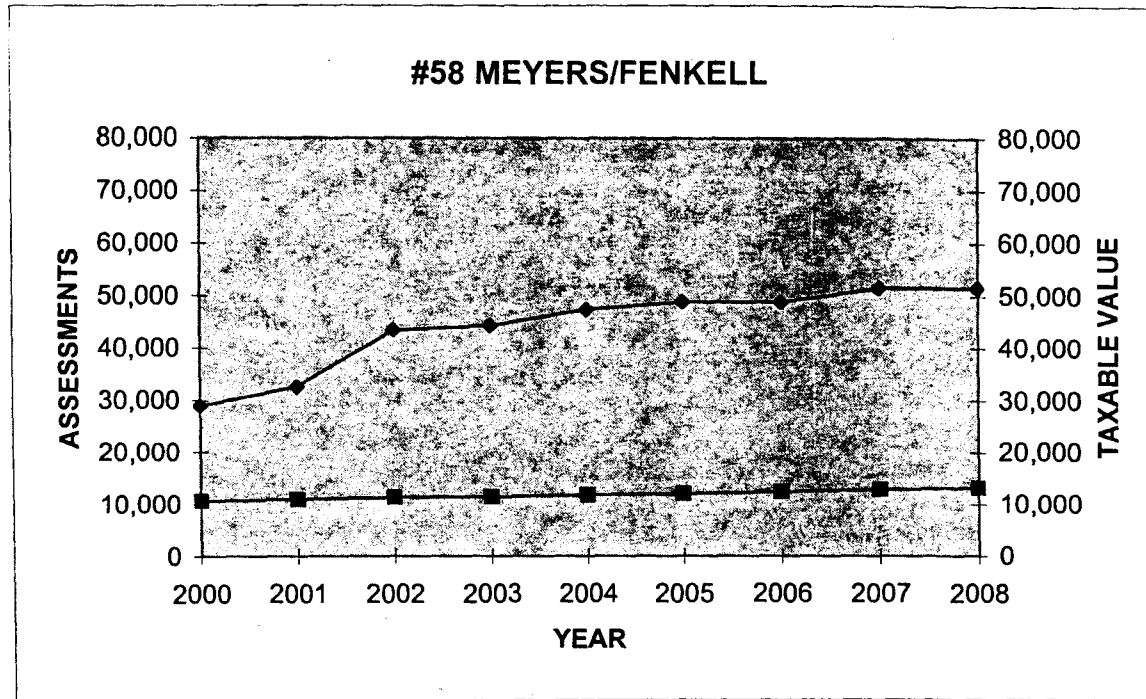
# NEZH-58 MEYERS/FENKELL



	Sales	Avg. S/P
1997	9	45,675
1998	8	52,218
1999	7	68,214
2000	10	59,750
2001	8	70,025
2002	11	83,036
2003	19	84,129
2004	16	86,831
2005	23	104,547
2006	25	95,750
2007	18	96,619

# YEAR TAX VAL ASSMTS

2000	10,657	28,900
2001	10,998	32,600
2002	11,350	43,450
2003	11,520	44,319
2004	11,784	47,421
2005	12,055	48,844
2006	12,452	48,844
2007	12,912	51,530
2008	13,208	51,530





June 23, 2008

Douglass J. Diggs, Director  
Planning and Development Department  
2300 Cadillac Tower  
Detroit, Michigan 48226

RE: Neighborhood Enterprise Zone-Homestead (NEZ) Proposal #59 "Rosa Parks Blvd., Pallister"

Dear Mr. Diggs:

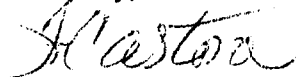
The Finance Department Assessment Division has reviewed the proposed NEZ-Homestead area #59 "Rosa Parks Blvd, Pallister", generally bordered by, Rosa Parks Blvd, Pallister, Poe and Seward. If there are any existing NEZ-New or NEZ-Rehab parcels in the above described boundaries, said parcels shall be excluded from this 2008 NEZ Homestead area until such time as their existing NEZ-New or NEZ-Rehab Certificates expire.

There are 56 parcels in this area of which 22 have sold since 1997. The housing stock is primarily residential, constructed prior to 1995. 50 of the residential parcels are principle residence (homesteads).

The rationale for creating a NEZ-Homestead designated area under Public Act 147 of 1992 as amended at the Regular Session of 2005, would provide tax obligation uniformity within an area and would help to stabilize the economic fabric in an established area.

The Finance Department, Assessment Division concurs with the Planning and Development Department that the area known as #59 "Rosa Parks Blvd, Pallister" be considered for designation as a Neighborhood Enterprise Zone-Homestead area per Public Act 147 of 1992 as amended in 2005.

Sincerely,



J. Castone, Assessor

Cc: Clinton Griffin  
Marcell Todd  
Irv Corley  
Kerwin Wimberly



City of Detroit - GIS

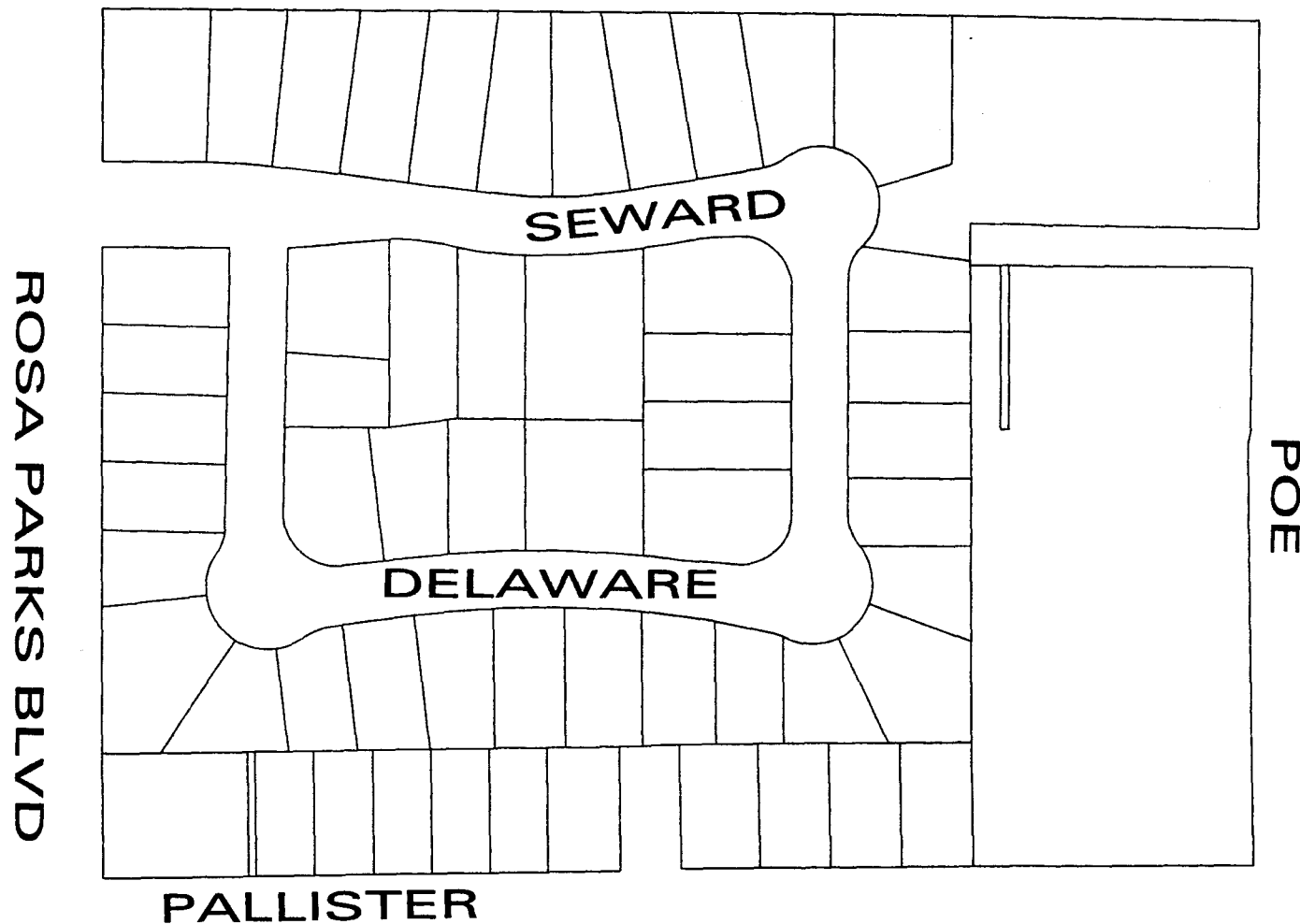
# OFFICIAL ASSESSOR PARCEL MAP

xxx	xxx	xxx
xxx	xxx	xxx
xxx	xxx	xxx



NEZ-H Phase III

**Rosa Park Blvd\Pallister NEZH-59**

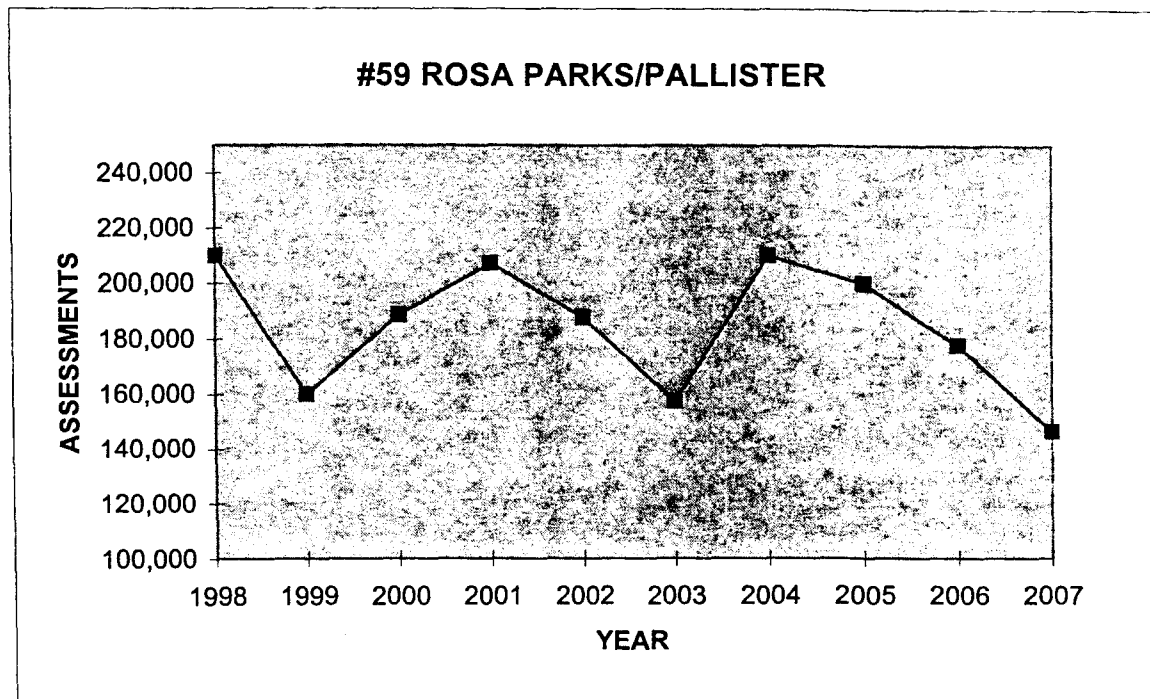


LVM XXX.DGN

**Neighborhood Statistics**  
**"#59 Rosa Parks Blvd, Pallister"**

Number of Parcels	56
Number of P.R.E.	50
Number of Sales	22
Average Sales Price	\$182,562
2008 Average Assessment	\$65,841
2008 Average Taxable Value	\$61,228
Number of Vacant	3
Number of for Sale	2 of 3
Number of Vacant and Boarded	0
Number of Foreclosed	0

YEAR	AVG SALES PRICE
1998	210,000
1999	159,966
2000	188,750
2001	207,166
2002	188,000
2003	157,500
2004	210,000
2005	200,000
2006	177,850
2007	146,600



June 23, 2008

Douglass J. Diggs, Director  
Planning and Development Department  
2300 Cadillac Tower  
Detroit, Michigan 48226

RE: Neighborhood Enterprise Zone-Homestead (NEZ) Proposal #56 "Meyers, St Martin"

Dear Mr. Diggs:

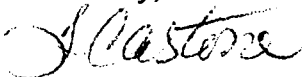
The Finance Department Assessment Division has reviewed the proposed NEZ-Homestead area #56 "Meyers, St Martin", generally bordered by, Meyers, St Martin, Wyoming and West Outer Drive". If there are any existing NEZ-New or NEZ-Rehab parcels in the above described boundaries, said parcels shall be excluded from this 2008 NEZ Homestead area until such time as their existing NEZ-New or NEZ-Rehab Certificates expire.

There are 175 parcels in this area of which 77 have sold since 1997. The housing stock is primarily residential, constructed prior to 1980. 129 of the residential parcels are principle residence (homesteads).

The rationale for creating a NEZ-Homestead designated area under Public Act 147 of 1992 as amended at the Regular Session of 2005, would provide tax obligation uniformity within an area and would help to stabilize the economic fabric in an established area.

The Finance Department, Assessment Division concurs with the Planning and Development Department that the area known as #56 "Meyers, St Martin" be considered for designation as a Neighborhood Enterprise Zone-Homestead area per Public Act 147 of 1992 as amended in 2005.

Sincerely,



J. Castone, Assessor

Cc: Clinton Griffin  
Marcell Todd  
Irv Corley  
Kerwin Wimberly

"MAP DISCLAIMER"  
This is not a Survey Map.  
For more details please contact the appropriate  
City of Detroit Department

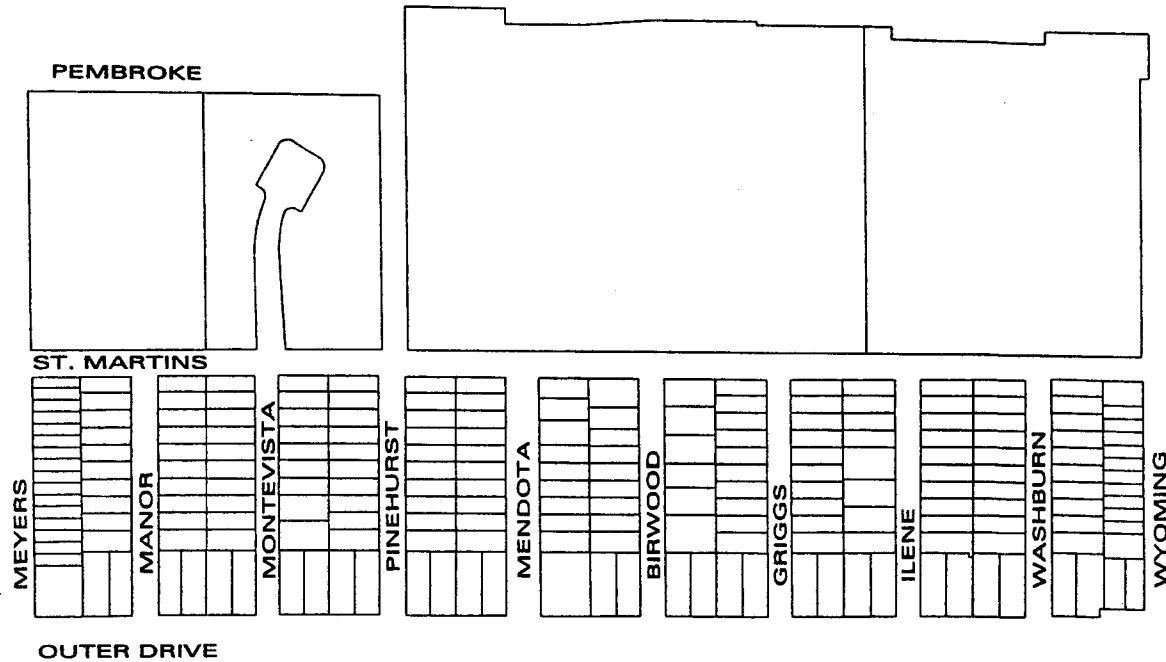
0 50 100  
FEET



City of Detroit - GIS

# OFFICIAL ASSESSOR PARCEL MAP

198	197	172
199	<b>196</b>	173
200	195	174



NEZ-H PHASE III

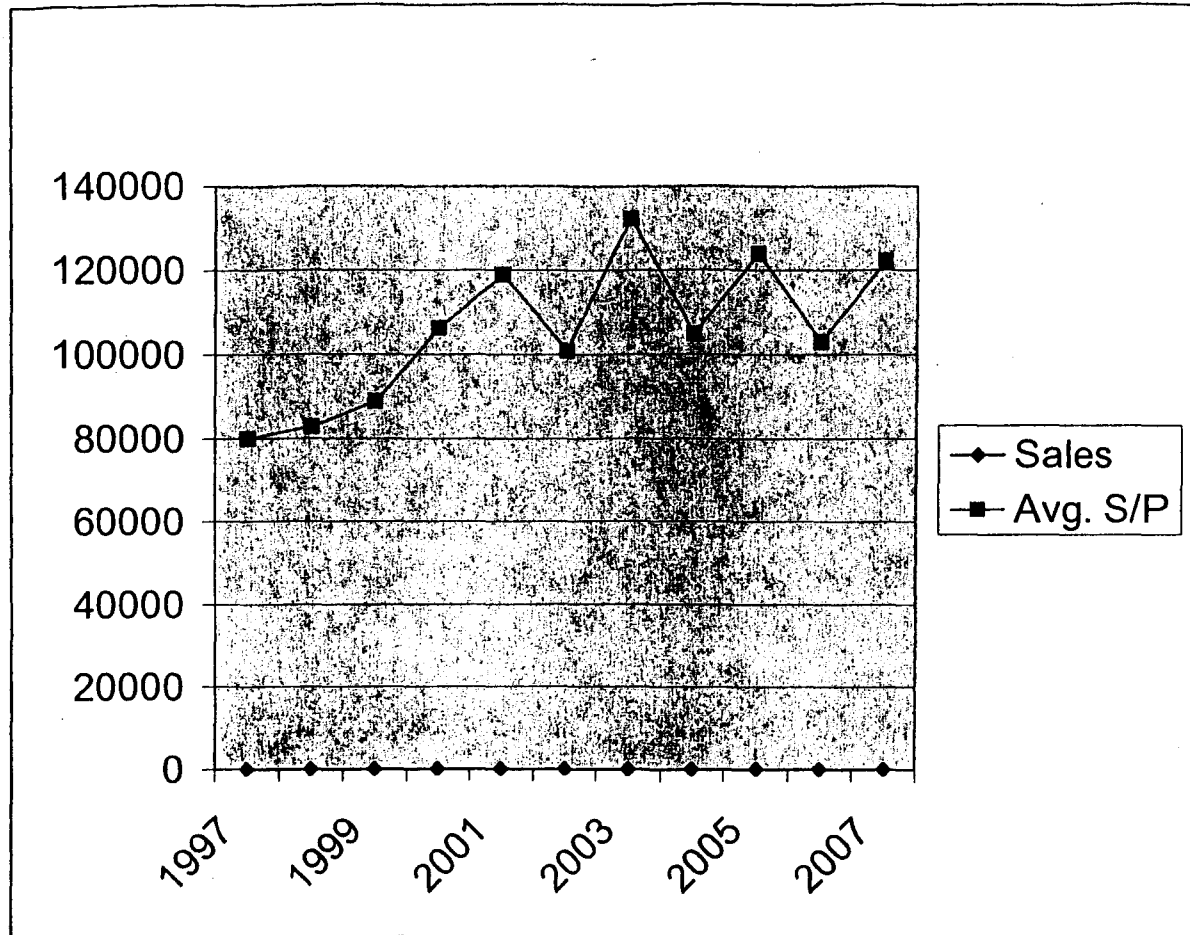
**MEYERS\ST. MARTIN NEZH-56**

LVM196.DGN

**Neighborhood Statistics**  
**"#56 Meyers, St Martin"**

Number of Parcels	175
Number of P.R.E.	129
Number of Sales	77
Average Sales Price	\$88,665
2008 Average Assessment	\$46,913
2008 Average Taxable Value	\$29,200
Number of Vacant	14
Number of for Sale	3 of 14
Number of Vacant and Boarded	1 of 14
Number of Foreclosed	4 of 14

# NEZH-56 MEYERS/ST. MARTIN



	Sales	Avg. S/P
1997	3	80,000
1998	5	82,780
1999	8	88,906
2000	7	106,228
2001	6	118,817
2002	4	100,875
2003	5	132,200
2004	7	104,862
2005	5	123,920
2006	6	103,033
2007	4	122,200



**YEAR TAX VAL ASSMTS**

2000	20,658	41,700
2001	21,319	46,100
2002	22,001	59,550
2003	22,331	60,741
2004	22,844	60,741
2005	23,369	62,563
2006	24,140	62,563
2007	25,033	66,004
2008	25,608	66,004

